

012185/23

SUBORDINA

E-12124/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 783317  
Certified that the document is admitted  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-Parganas  
23 AUG 2023

23/8  
8-201208

SIXTH SUPPLEMENTAL DEVELOPMENT AGREEMENT

1. Date: 23<sup>rd</sup> August, 2023
2. Place: Kolkata
3. Parties:

Subordina

Dipankar Roy

57739

SOLD TO .....  
 OF Siddha Town Barulpur LLP  
 99A, Park Street,  
 Kolkata-700016  
 RS. ....  
 JAYDEEP CHATTERJEE  
 15, INDIA EXCHANGE PLACE  
 LICENSED STOCK BROKER  
 NO JS1RS2006

9 SEP 2022  
 9 SEP 2022

9 SEP 2022



District Sub Registrar-II  
 Alipore, South 24 Parganas  
 23 AUG 2023

- 3.1 **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)
- 3.2 **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAECB6457P)
- 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)

all are jointly represented by their authorized signatory, **Shri Dipankar Chandra Dey**, son of Shri Dulal Dey, 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 BOWPD8866E)

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

**And**

- 3.4 **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, 6<sup>th</sup> 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, **Shri Sanjay Kumar Bothra**, son of Kishan Lall Bothra, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023

Street, Police Station Park Street, District Kolkata, West Bengal  
(PAN AEFPB3025B)

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

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

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

**4. Background**

- 4.1 By a Development Agreement dated 22<sup>nd</sup> 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 (**Principal Development Agreement**), made between the *inter alia* Owners and the Developer, the *inter alia* Owners had granted development rights to the Developer in respect of (a) 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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) and (b) 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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**), the First Property and the Second Property hereinafter collectively called the **Said**



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023

**Property**, being more fully described in the **Schedule** of the Principal Development Agreement and also described in the **1<sup>st</sup> Schedule** below.

- 4.2 Subsequent to the execution of the Principal Development Agreement, by a Supplemental Development Agreement dated 27<sup>th</sup> August, 2019, registered in the office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No I, Volume No. 1904-2019, from Pages 388251 to 388285, being Deed No. 190408275 for the year 2019 (**First Supplemental Development Agreement**), made between the *inter alia* Owners and the Developer, the *inter alia* Owners had granted development rights to the Developer in respect of (a) 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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and (b) 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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the aforesaid lands being described in the **3<sup>rd</sup> Schedule** of the First Supplemental Development Agreement and also described in the **2<sup>nd</sup> Schedule** below (collectively **First Additional Property**).
- 4.3 Subsequent to the execution of the Principal Development Agreement & First Supplemental Development Agreement, by a Second Supplemental Development Agreement dated 2nd December, 2019, registered in the office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No I, Volume No. 1904- 2019, from Pages 531576 to 531612, being Deed No. 190410995 for the year 2019 (**Second Supplemental Development Agreement**), made between the *inter alia* Owners and the Developer, the *inter alia* Owners had granted development rights to the Developer in respect of (a) land measuring 206.0690 (two hundred and six point zero six nine zero) decimal, more or



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023



less, equivalent to 124.8903 (one hundred and twenty four point eight nine zero three) cottah, equivalent to 8338.958 (eight thousand three hundred and thirty eight point nine five eight) square meter, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45/935, 45, 46, 47, 48, 49 and 53 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, PIN-700144, within the jurisdiction of Hariharpur Gram Panchayat, Sub-Registration District Baruipur, District South 24 Parganas, the /aforesaid lands being described in the **3rd Schedule** of the Second Supplemental Development Agreement and also described in the **3rd Schedule** below (collectively **Second Additional Property**).

- 4.4 Subsequent to the execution of the Principal Development Agreement, the First Supplemental Development Agreement, the Second Supplemental Development Agreement, by a Third Supplemental Development Agreement dated 16<sup>th</sup> January, 2020, registered in the office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No I, Volume No. 1904- 2020, from Pages 32696 to 32729, being Deed No. 190400399 for the year 2020 (**Third Supplemental Development Agreement**), made between the *inter alia* Owners and the Developer, the *inter alia* Owners had granted development rights to the Developer in respect of land measuring 203.1392 (two hundred and three point one three nine two) decimal, more or less, equivalent to 123.1147 (one hundred and twenty three point one one four seven) cottah, more or less, comprised in R.S./L.R. *Dag* Nos. 33(P), 34(P), 41, 42, 43(P), 44(P), 45(P) and 46(P) 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, PIN-700144, within the jurisdiction of Hariharpur Gram Panchayat, Sub-Registration District Baruipur, District South 24 Parganas, the aforesaid land being described in the **4<sup>th</sup> Schedule** below (**Third Additional Property**).

- 4.5 Subsequent to the execution of the Principal Development Agreement, the First Supplemental Development Agreement, the Second Supplemental Development Agreement, the Third Supplemental Development Agreement, by a Fourth Supplemental Development Agreement dated 4th August, 2022, registered in the



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023

office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No I, Volume No. 1902-2022, from Pages 329268 to 329286, being Deed No. 190209070 for the year 2022 (Fourth Supplemental Development Agreement), made between the inter alia Owners and the Developer, the inter alia Owners had granted development rights to the Developer in respect of land measuring 2.7466 (two point seven four six six) decimal, more or less, equivalent to 1.6646 (one point six six four six) cottah, more or less, comprised in R.S./LR. Dag Nos. 43, 66 and 72 recorded in L.R. Khatian Nos. 3721, 3726, 3727 and 4150, Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144 within the jurisdiction of Hariharpur Gram Panchayat (HGP), Sub-Registration District Baruipur, District South 24 Parganas, the aforesaid land being described in the 5th Schedule below (Fourth Additional Property).

- 4.6 Subsequent to the execution of the Principal Development Agreement, the First Supplemental Development Agreement, the Second Supplemental Development Agreement, the Third Supplemental Development Agreement, the Fourth Supplemental Development Agreement by a Fifth Supplemental Development Agreement dated 17<sup>th</sup> November, 2022, registered in the office of the Additional District Sub- Registrar- II, South 24 Parganas, recorded in Book No I, Volume No. 1602-2022, from Pages 555223 to 555242, being Deed No. 160214996 for the year 2022 (Fifth Supplemental Development Agreement), made between the inter alia Owners and the Developer, the inter alia Owners had granted development rights to the Developer in respect of land measuring Land measuring 5.5077 (five point five zero seven seven) decimal, more or less, equivalent to 3.338 (three point three three eight) cattah, more or less, comprised in R.S./LR. Dag Nos. 9 and 16, recorded in L.R. Khatian Nos. 1837, 2654 and 2560, Mouza Khasmallick, J.L. No. 35, Police Station Baruipur, PIN-700144 within the jurisdiction of Hariharpur Gram Panchayat (HGP), Sub-Registration District Baruipur, District South 24 Parganas., the aforesaid land being described in the 6th Schedule below (Fifth Additional Property).The Principal Development Agreement, the First Supplemental Development Agreement, the Second Supplemental Development Agreement , the Third Supplemental Development Agreement, the Fourth Supplemental Development Agreement and the Fifth Supplemental



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023

Development Agreement are hereinafter collectively called **Previous Development Agreements**.

- 4.6 Pursuant to the execution of the Previous Development Agreements, the Developer has already commenced construction and commercial exploitation of new residential buildings on the Said Property, the First Additional Property, the Second Additional Property, the Third Additional Property, the Fourth Additional Property and the Fifth Additional Property (**Project**).
- 4.6 For the purpose of expanding the Project to inter-alia include construction and commercial exploitation of residential bungalows, the Parties have decided to include some additional land in the Project, such additional land measuring 91.6954 (ninety one point six nine five four) decimal, more or less, equivalent to 55.5729 (fifty five point five seven two nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 16 and 47 recorded in L.R. *Khatian* Nos. 3723, 3725, and 3722 *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144 within the jurisdiction of Hariharpur *Gram Panchayat* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, (**Sixth Additional Property**), being more fully described in the 7<sup>th</sup> **Schedule** below.
- 4.7 The Owner Nos. 3.1 to 3.3, being the joint and absolute owners of the Sixth Additional Property, intend to grant to the Developer development rights in respect of the Sixth Additional Property, such that the Sixth Additional Property is developed along with the Said Property, the First Additional Property, the Second Additional Property, the Third Additional Property, the Fourth Additional Property and the Fifth Additional Property and forms part of the **Project**. All other terms of the Previous Development Agreements including, mutual understanding, covenants obligations, undertakings, representations of the Parties shall *mutatis mutandis* apply to the Sixth Additional Property and all other matters contemplated herein.
- 4.8 The Parties have entered into this Sixth Supplemental Development Agreement to record their understanding with respect to the vesting of the development rights pertaining to the Sixth Additional Property to the Developer in accordance with the terms hereof.

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023



**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 Sixth Supplemental Development Agreement:** The Parties have agreed to the following with regard to interpretation of this Sixth Supplemental Development Agreement:
    - 5.1.1 **Agreement Supplemental:** This Sixth Supplemental Development Agreement shall be and always be deemed to be an integral part of the Development Agreements and shall always remain supplemental to the same.
    - 5.1.2 **Mutatis Mutandis:** This Sixth Supplemental Development Agreement and the Previous Development Agreements shall always be read together to interpret the complete understanding between the Parties and all provisions of the Previous Development Agreements shall apply to this Sixth 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 Sixth Supplemental Development Agreement shall have the same meanings as have been assigned to them in the Previous Development Agreements, unless they have been defined herein.
    - 5.1.4 **Development Agreement Valid and Subsisting:** The Parties hereby agree, declare and confirm that the Previous Development Agreements are still valid, subsisting and in full force.
  - 5.2 **Appointment and Acceptance:** The Owner Nos. 3.1 to 3.3, being the joint and absolute owners of the Sixth Additional Property, hereby appoint the Developer as the developer of the Sixth Additional Property such that the Developer shall be entitled to develop the same along with the Said Property, the First Additional Property, the Second Additional Property and the Third

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023





Additional Property, the Fourth Additional Property and the Fifth Additional Property on the terms and conditions mentioned herein.

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 Sixth 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 Sixth 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 Sixth Additional Property with any person or entity (4) the Sixth 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 Sixth Additional Property (collectively **Adjacent Owners**) for composite development of such contiguous and other properties near the Sixth Additional Property (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 Sixth Additional Property and (4) the Developer has full authority to enter into this Sixth Supplemental Development Agreement and appropriate Resolutions/Authorizations to that effect exist.

## 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

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023



purpose of getting the Plans sanctioned/revalidated/modified/ altered/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction on the Sixth 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 Sixth Supplemental Development Agreement.

7. **Owners' Consideration**

- 7.1 **Owners' Additional Allocation:** In consideration of the Owners granting the development rights of the Sixth Additional Property to the Developer in the manner mentioned herein, the Developer shall allot to the Owners built-up area in the residential bungalows/other constructed spaces to be constructed on the Sixth Additional Property, as per the chart mentioned below (collectively **Owners' Additional Allocation**). The Developer shall be entitled to the balance of the built-up area in the residential bungalows/other constructed spaces to be constructed on the Sixth Additional Property (collectively **Developer's Additional Allocation**).

Sl. No.	Owners' Name	Built-up area (in sq. ft.)
1.	Browse Merchants Private Limited	3311.98
2.	Browse Tie Up Private Limited	6048.25
3.	Recoup Tracom Private Limited	5044.28

- 7.2 **Entitlement of Developer:** In consideration of the Developer agreeing to provide the Owners' Additional Allocation to the Owners, the Developer shall be entitled to develop the Sixth Additional Property in the manner mentioned in this Agreement and shall be entitled to sell, transfer, encumber or otherwise alienate or dispose off the Sixth Additional Property and/or the bungalows/other constructed spaces constructed on the Sixth Additional Property 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 therefor without any claim of any nature whatsoever of the Owners.

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023



- 7.3 **Sharing of Project Amenities:** Since the Sixth Additional Property is being developed together with the Said Property, the First Additional Property, the Second Additional Property and the Third Property, the Fourth Additional Property and the Fifth Additional Property and forms part of the Project, the Developer shall have the absolute and discretionary right to grant to and in favour of the owners of the bungalows/other constructed spaces constructed on the Sixth Additional Property, the right to use and enjoy (along with the other owners/occupants of the Project), the common areas, facilities, and amenities of the Project, including but not limited to the common areas, facilities and amenities situate at and/or constructed on the Said Property and/or the First Additional Property and/or the Second Additional Property and/or the Third Additional Property and/or the Fourth Additional Property and/or the Fifth Additional Property.

**1<sup>st</sup> 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, PIN-700144, 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,

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023



J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas

**2<sup>nd</sup> Schedule  
(First Additional 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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

**And**

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, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

**3<sup>rd</sup> Schedule  
(Second Additional Property)**

Land measuring 206.0690 (two hundred and six point zero six nine zero) decimal, more or less, equivalent to 124.8903 (one hundred and twenty four point eight nine zero three) *cottah*, equivalent to 8338.958 (eight thousand three hundred and thirty eight point nine five eight) square meter, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45/935, 45, 46, 47, 48, 49 and 53 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, PIN-700144, within the

District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023





jurisdiction of Hariharpur *Gram Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas.

**4<sup>th</sup> Schedule**  
**(Third Additional Property)**

Land measuring 203.1392 (two hundred and three point one three nine two) decimal, more or less, equivalent to 123.1147 (one hundred and twenty three point one one four seven) cottah, more or less, comprised in R.S./L.R. *Dag* Nos. 33(P), 34(P), 41, 42, 43(P), 44(P), 45(P) and 46(P) 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, PIN-700144, within the jurisdiction of Hariharpur Gram Panchayat, Sub-Registration District Baruipur, District South 24 Parganas.

**5<sup>th</sup> Schedule**  
**(Fourth Additional Property)**

Land measuring 2.7466 (two point seven four six six) decimal, more or less, equivalent to 1.6646 (one point six six four six) cottah, more or less, comprised in R.S./L.R. *Dag* Nos. 43, 66 and 72 recorded in L.R. *Khatian* Nos. 3721, 3726, 3727 and 4150, Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144 within the jurisdiction of Hariharpur *Gram Panchayat* (HGP), Sub-Registration District Baruipur, District South 24 Parganas.

**6<sup>th</sup> Schedule**  
**(Fifth Additional Property)**

Land measuring 5.5077 (five point five zero seven seven) decimal, more or less, equivalent to 3.338 (three point three three eight) cottah, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 16, recorded in L.R. *Khatian* Nos. 1837, 2654 and 2560, Mouza Khasmallick, J.L. No. 35, Police Station Baruipur, PIN-700144 within the jurisdiction of *Hariharpur Gram Panchayat* (HGP), Sub-Registration District Baruipur, District South 24 Parganas.

District Sub Registrar-II  
Alibore, South 24 Parganas  
23 AUG 2023



**7<sup>th</sup> Schedule**  
**(Sixth Additional Property)**  
**[Subject Matter of this Development Agreement]**


Land measuring 91.6954 (ninety-one point six nine five four) decimal, more or less, equivalent to 55.5729 (fifty five point five seven two nine) *cottah*, more or less, comprised in R.S./L.R. Dag Nos. 15, 16 and 47 recorded in L.R. Khatian Nos. 3723, 3725, and 3722 Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144 within the jurisdiction of Hariharpur Gram Panchayat (HGP), Sub-Registration District Baruipur, District South 24 Parganas.

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

<i>Mouza</i>	<i>R.S./L.R. Dag Nos.</i>	<i>L.R. Khatian No/s.</i>	<b>Said Property (in Decimal)</b>
Hariharpur	15	3725 & 3722	52.8802 ✓
	16	3723	21.0832 ✓
	47	3725 & 3722	17.7320 ✓
<b>Total:</b>			<b>91.6954</b> ✓

**8. Execution and Delivery**

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

 **Browse Merchants Private Limited**  
**Browse Tie Up Private Limited**  
**Recoup Tracom Private Limited**

*Dipankar Dey*

\_\_\_\_\_  
**Dipankar Chandra Dey**  
**(Authorized Signatory)**  
**(Owners)**

District Sub Registrar  
Alipore, South 24 Parganas  
23 AUG 2028



Siddha Town Baruipur LLP

Sanjay Kumar Bothra

Sanjay Kumar Bothra  
(Authorized Signatory)  
(Developer)

Drafted By

Jayita Prasad, Advocate

F-1008/2016

Alipore Police Court, South 24 Parganas

































Witnesses:

Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name <u>HARSH MALLYA</u>	Name <u>JAYITA PRASAD</u>
Father's Name <u>P. MALLYA</u>	Father's Name <u>J. PRASAD</u>
Address <u>99A Park Street</u>	Address <u>99A Park Street</u>
<u>Kolkata - 700016</u>	<u>Kolkata - 700016</u>



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p><i>Dipankar Das</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p><i>Anubhava</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



District Sub Registrar-II  
Alipore, South 24 Parganas  
23 AUG 2023





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



192023240179563528

GRN Details

GRN: 192023240179563528 Payment Mode: SBI Epay  
GRN Date: 21/08/2023 17:33:34 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4994586314033 BRN Date: 21/08/2023 17:34:35  
Gateway Ref ID: 122083494 Method: Federal Bank NB  
GRIPS Payment ID: 210820232017956351 Payment Init. Date: 21/08/2023 17:33:34  
Payment Status: Successful Payment Ref. No: 2002011208/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sushanta Basu  
Address: 99A Park Street kolkata  
Mobile: 9007009383  
Period From (dd/mm/yyyy): 21/08/2023  
Period To (dd/mm/yyyy): 21/08/2023  
Payment Ref ID: 2002011208/3/2023  
Dept Ref ID/DRN: 2002011208/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002011208/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002011208/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1602-12124/2023	Date of Registration	23/08/2023
Query No / Year	1602-2002011208/2023	Office where deed is registered	
Query Date	07/08/2023 11:04:56 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Siddha Group 99 A Park Street, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 9007408095, Status : Seller/Executant		
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. 3,49,75,528/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

### Land Details :

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
L1	RS-15	RS-3725	Bastu	Shali	52.8802 Dec		1,95,40,397/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-16	RS-3723	Bastu	Shali	21.0832 Dec		77,90,706/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-47	RS-3722	Bastu	Shali	17.732 Dec		76,44,425/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>91.6954Dec</b>	<b>0 /-</b>	<b>349,75,528 /-</b>	
		<b>Grand Total :</b>			<b>91.6954Dec</b>	<b>0 /-</b>	<b>349,75,528 /-</b>	







**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Browse Tie Up Private Limited</b> 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Recoup Tracom Private Limited</b> 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Browse Merchants Private Limited</b> 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0G,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	<b>Siddha Town Baruipur LLP</b> Siddha Park Building, 6th Floor, Kolkata - 700016, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ACxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Sanjay Kumar Bothra (Presentant)</b> Son of Kishan Lal Bothra Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office Aug 23 2023 2:42PM		 LTI 23/08/2023	 23/08/2023
Siddha Park, 99A Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aexxxxxx5b, Aadhaar No: 23xxxxxxxx8296 Status : Representative, Representative of : Siddha Town Baruipur LLP				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Dipankar Chandra Dey</b> Son of Dulal Dey Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office Aug 23 2023 2:41PM		 LTI 23/08/2023	 23/08/2023

99A Park Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, . PAN No.: BOxxxxxx6E, Aadhaar No: 30xxxxxxxx0912 Status : Representative, Representative of : Browse Tie Up Private Limited (as Authorised Signatory), Recoup Tracom Private Limited (as Authorised Signatory), Browse Merchants Private Limited (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sumit Mukherjee</b> Son of Malay Mukherjee 72 Banerjee Para Lane, Dhakuria, City:- , P.O:- Banerjee Para Lane, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031			
	23/08/2023	23/08/2023	23/08/2023
Identifier Of Sanjay Kumar Bothra, Dipankar Chandra Dey			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Browse Tie Up Private Limited	Siddha Town Baruipur LLP-17.6267 Dec
2	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-17.6267 Dec
3	Browse Merchants Private Limited	Siddha Town Baruipur LLP-17.6267 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Browse Tie Up Private Limited	Siddha Town Baruipur LLP-7.02773 Dec
2	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-7.02773 Dec
3	Browse Merchants Private Limited	Siddha Town Baruipur LLP-7.02773 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Browse Tie Up Private Limited	Siddha Town Baruipur LLP-5.91067 Dec
2	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-5.91067 Dec
3	Browse Merchants Private Limited	Siddha Town Baruipur LLP-5.91067 Dec

On 23-08-2023

**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 14:20 hrs on 23-08-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Sanjay Kumar Bothra .

**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 3,49,75,528/-

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

Execution is admitted on 23-08-2023 by Sanjay Kumar Bothra, Authorised Signatory, Browse Tie Up Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Authorised Signatory, Recoup Tracom Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Authorised Signatory, Browse Merchants Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Sumit Mukherjee, . . Son of Malay Mukherjee, 72 Banerjee Para Lane, Dhakuria, P.O: Banerjee Para Lane, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service

Execution is admitted on 23-08-2023 by Dipankar Chandra Dey, Authorised Signatory, Browse Tie Up Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Authorised Signatory, Recoup Tracom Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Authorised Signatory, Browse Merchants Private Limited (Private Limited Company), 91A/1 Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Sumit Mukherjee, . . Son of Malay Mukherjee, 72 Banerjee Para Lane, Dhakuria, P.O: Banerjee Para Lane, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 5:34PM with Govt. Ref. No: 192023240179563528 on 21-08-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4994586314033 on 21-08-2023, Head of Account 0030-03-104-001-16

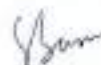
**Payment of Stamp Duty**

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 783317, Amount: Rs.100.00/-, Date of Purchase: 09/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 5:34PM with Govt. Ref. No: 192023240179563528 on 21-08-2023, Amount Rs: 75,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4994586314033 on 21-08-2023, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 412299 to 412322  
being No 160212124 for the year 2023.



Digitally signed by Suman Basu  
Date: 2023.08.29 11:41:52 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/08/29 11:41:52 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)