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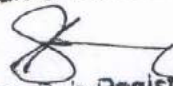
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganae

14 FEB 2020

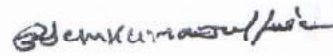
SUPPLIMENTARY AGREEMENT FOR DEVELOPMENT

THIS SUPPLIMENTARY AGREEMENT FOR DEVELOPMENT

made on this 10th day of February, 2020 (Two Thousand and Twenty)

BETWEEN







570 Date 6 FEB 2020
Name.....
Address.....

JU-n

S. Desgupta
Advocate
Alipore Judge's Court
Kolkata-27

VENDOR : MAMATAJEDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

6 FEB 2020



~~District Sub-Registrar-I
Alipore, South 24 Parganas~~

6 FEB 2020

Zubhasis Das Gurus
Sikha Das Gurus
Das Gurus
Alipore Sub
Court, Kol-27

SRI ASHOKE KUMAR GANGULY alias ASHOKE KUMAR GANGULI son of late Kalipada Ganguly, (PAN- AECPG0758D) Adhar No: 458756006439 by faith- Hindu, by occupation- Retired person by Nationality ; Indian, residing at Premises No. 41A, Jadavpur Central Road, Police Station- Jadavpur, Post Office-Jadavpur, Kolkata- 700 032, District : South 24 Parganas hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

MRIGNAYANI COSMETICS PRIVATE LIMITED, having PAN No. AABCM7965J, a company incorporated under the Companies Act 1956 having its registered office at 78A, Raja Basanta Roy Road, Post office : Tollygunge, Police Station : Tollygunge, Kolkata : 700029, duly authorized and represented by its' Directors' 1. MR. MANISH AGARWALA (PAN : ACGPA7460G) Aadhar No:- 697873380743 son of Late S.N. Agarwala, by occupation : Business, Nationality : Indian and/or 2. SRI RAJESH KUMAR JHAJHARIA.

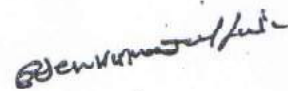


Deen Kumar...

Ashoke Kumar Ganguly

son of late S.M. Jhajharia, having PAN No. ACWPJ3828K Adhar No: 646962065452 Ph No :9831892932 : by religion : Hindu, by occupation Service, by Nationality : Indian of 78A, Raja Basanta Roy Road, Police Station : Tollygunge, Kolkata : 700029 are the Directors and the authorized signatory for on behalf of the Company hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors-in-interest, assigns and nominees) of the OTHER PART :

WHEREAS on 04/05/2018 parties to these agreement have entered in to,an agreement for development of **ALL THAT** piece and parcel of land having area of 7 (Seven) Cottahs 2(two) Chittaks 0 (Zero) Square Feet be the same or a little more or less, lying and situated at and being Premises No. 41A Jadavpur Central Road, Police Station- Jadavpur, Post Office-Jadavpur, Kolkata- 700 032 within ward no 95 of the Kolkata Municipal Corporation having Assessee No 210950300462 morefully and particularly described in the First Schedule hereunder written and duly registered in the office of Addl



District Sub Registrar at Alipore and recorded in Book No. I. Deed No: I-160502849 at Page: 94335 to 94390 for the year 2018

AND WHEREAS the Owner herein also executed a development power in respect of the First Schedule property morefully and particularly described in the First Schedule hereunder written and the said Power of Attorney was duly registered in the office of Addl District Sub Registrar at Alipore and recorded in Book No. I. Deed No I-160503047, Page: 102272 – 102305 for the year 2018.

AND WHEREAS the Owner and the Developer has a specific allocation as stated in the said development agreement and development power.

AND WHEREAS subsequently the Developer herein obtained a building plan Vide Sanction No. 2019100138 dated 03.12.2019 for construction of a G+IV Storied Building and in view of the said sanction building plan parties have decided to change their respective allocation as stated in the aforesaid development agreement and development power.

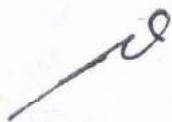


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Abhikumar Singh

AND WHEREAS in the said Development Agreement it has been stated that the Developer Company has been represented by one of it's Director Sri Rajesh Kumar Jhajharia, son of late S.M. Jhajharia,

AND WHEREAS to ensure smooth and proper functioning of the development work on the First Schedule property by the aforesaid developer company, the name of SRI MANISH AGARWALA, having PAN-ACGPA7460G, Aadhar No:- 697873380743, Son of late S. N. Agarwala Managing Director of MRIGNAYANI COSMETICS PRIVATE LIMITED a private limited company within the meaning of Companies Act., 1956, having PAN -AABCM7965J and having its registered office at 78A, Raja Basanta Roy Road, Police Station – Tollygunge, Post Office – Sarat Bose Road, Kolkata- 700 029 is proposed to be incorporated in the aforesaid development agreement and concerned development power along with it's Director SRI RAJESH KUMAR JHAJHARIA, son of late S.M. Jhajharia, having PAN No. ACW PJ3828K Adhar No: 646962065452 Ph No :9831892932 : by religion : Hindu, by occupation Service, by Nationality : Indian of 78A, Raja Basanta Roy Road, Police Station : Tollygunge, Kolkata : 700029 in order to protect the interest of the



Bem Kumar Jha

Rajesh Kumar Jha

Parties herein, the Parties have now decided that the said MRIGNAYANI COSMETICS PRIVATE LIMITED has been represented by it's Directors SRI MANISH AGARWALA, having PAN-ACGPA7460G, Aadhar No:- 697873380743, Son of late S. N. Agarwala and/or 2. SRI RAJESH KUMAR JHAJHARIA, son of late S.M. Jhajharia, having PAN No. ACWPJ3828K Adhar No: 646962065452 by religion : Hindu, by occupation Service, by Nationality : Indian both of 78A, Raja Basanta Roy Road, Police Station : Tollygunge, Kolkata : 700029 either jointly and/or severally.

AND WHEREAS other terms and conditions of the said Agreement for Development shall remain unchanged.

AND WHEREAS the Owner herein accepting the said approach of the Developer and the Parties herein have decided to execute this supplementary agreement on the following terms and conditions: -

- a. To protect the interest of the Parties herein, the Parties have now decided that the said MRIGNAYANI COSMETICS PRIVATE LIMITED a private limited company within the meaning of Companies Act., 1956, having PAN :



Shankar Kumar

Ashoke Kumar Goswami

AABCM7965J having its registered office at 78A, Raja Basanta Roy Road, Police Station : Tollygunge, Post Office : Sarat Bose Road, Kolkata : 700 029 have been represented by its' Director SRI MANISH AGARWALA, having PAN-ACGPA7460G, Aadhar No:- 697873380743, Son of late S. N. Agarwala along with it's Director SRI RAJESH KUMAR JHAJHARIA, son of late S.M. Jhajharia, having PAN No. ACWPJ3828K Adhar No: 646962065452 by religion : Hindu, by occupation Service, by Nationality : Indian both of 78A, Raja Basanta Roy Road, Police Station : Tollygunge, Kolkata : 700029. and to do all acts and deeds in connection with the Development work of the First Schedule property either jointly and/or severally.

- b. That the Owner will be entitled to and get on completion of the G+IV Storied Building of ALL THAT the Two Flats on the First Floor, Flat No C on the Front Side and Flat B on the Back side and Flat D on the South East and West side of the Third Floor and all three flats covering the entire Second Floor and

Abhijeet Kumar Jangid

By Manish Agarwala

50 % of the Car Parking Space in the Ground floor together with proportionate share in the land measuring an area of 7 (Seven) Cottahs 2(two) Chittaks 0 (Zero) Square Feet be the same or a little more or less, lying and situated at and being Premises No. 41A Jadavpur Central Road, Police Station- Jadavpur, Post Office-Jadavpur, Kolkata- 700 032 within ward no 95 of the Kolkata Municipal Corporation having Assessee 210950300462 along with right of user of the common areas and facilities in common with other Flat Owners of the building, Apart from that the Owner get an amount of Rs 16,34,340/- (Rupees Sixteen Lac Thirty Four Thousand Three Hundred Forty) only in terms of the earlier development agreement dated 08/05/2018. 50% of the front portion ultimate roof area will be in the allocation of the Owner, morefully and particularly described in the Second hereunder written.

c. That the Developer will be entitled to and get on completion of the G+IV Storied Building of ALL THAT the One Flat, No. D on the South East and West Side of the First Floor, Two Flats

Abhe Kumar Gangad



Bhaskar Kumar

on the Third Floor – Flat C in the Front Side and Flat B in the Back Side, All Three Flats covering the entire Fourth Floor, and One Flat Being No A on the Ground Floor and 50 % of the Car Parking Space in the Ground floor together with proportionate share in the land measuring an area of 7 (Seven) Cottahs 2(two) Chittaks 0 (Zero) Square Feet be the same or a little more or less, lying and situated at and being Premises No. 41A Jadavpur Central Road, Police Station- Jadavpur, Post Office-Jadavpur, Kolkata- 700 032 within ward no 95 of the Kolkata Municipal Corporation having Assessee 210950300462 along with right of user of the common areas and facilities in common with other Flat Owners of the building. 50% of the back portion ultimate roof area will be in the allocation of the Developer morefully and particularly described in the Third hereunder written.

- d. That on completion of the building in all respects and after getting completion certificate of the building from the concerned authority, the developer will concurrently hand over Owner's Allocation and the intending Purchaser of the Developer's Allocation.

Shri K. K. Singh

Shri K. K. Singh