

3281/19

Z-02766/19

Page 1 of 20 FILE NO-3A



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

AA 301383

Handwritten signature and date: 15/7/19

Additional Dist. Sub Registrar
Sardah

15 JUL 2019

SUPPLEMENTARY DEVELOPMENT AGREEMENT

02/7

This Supplementary Development Agreement is made on this 15th day of JULY, 2019 (Two Thousand and Nineteen) of the Christian Era.

BETWEEN

Handwritten text: A. 99/104873/19

TIRUPATI PROPERTIES (PAN- AAEFT8581D) , a partnership firm, having its principal place of business at Meridian Plaza, 209, C. R. Avenue, 4th Floor, P.O.- Bedon Street, P.S. - Girispark, Kolkata – 700 006, District- Kolkata, duly represented here by its true and lawful constituted Attorney namely **SRI ANIL GADIA**, (PAN-AFOPG3855L & Aadhaar No- 928360214126), son of Sri Ratan Lal Gadia, by Occupation - Business, by

নং 4449/25-06-19 100f
ক্রেতার নাম
স্ট্যাম্প ভেঙার স্বাক্ষর
বহান নম্বর (সেন্ট্রাল সার্টি) এ. ডি. এস. আর.
মোট স্ট্যাম্প ক্রম তা
চালান নং
ট্রেজারী বারাকপুর ভেঙার-মিতা দত্ত

ARUN KUMAR BHOWMICK
ADVOCATE
HIGH COURT CALCUTTA

14 JUN 2019

894000



A.D.S.R., SEALDAH
15 JUL 2019
Dist. South 24 Parganas

Shipon Ghosh
Sobute Santhin Ghosh
63/21 Dam Dam Road,
Kolkata - 700074
Service

faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O - Salt Lake , P.S. - North Bidhannagar, Kolkata - 700 064, District- North 24-Parganas who is also one of the partners of the Company, by virtue of the **Development Power** after Registration of Development Agreement **Being No. 02086, for the year 2014** which was executed and registered on 27-06-2014 in the office of the Additional District Sub-Registrar- Sealdah, South 24 Parganas and recorded in Book-I, CD Volume No. 5, Pages from 5711 to 57230, hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the **ONE PART**.

AND

SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED (PAN AAPCS6072E), a company incorporate under Companies Act, 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **SRI ANIL GADIA, (PAN- AFOPG3855L & Aadhaar No. - 928360214126)**, son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O. - Salt Lake , P.S. - North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor (s)-in-interest, executors, administrators, legal representatives, nominee or nominees, and assignors) of the **OTHER PART**.



ky
A.D.S.R. SEALDAH
15 JUL 2019
Dist.-South 24 Parganas

WHEREAS this **Supplementary Development Agreement** shall be treated as part and parcel of the "**Development Agreement**" (hereinafter called and referred to the **Principal Agreement**) which was executed and registered on **27-06-2014** in the office of **A.D.S.R.- Sealdah, South 24-Parganas** and it is/was recorded in **Book No-I, CD Volume No. 5, Pages from 5672 to 5710, Being Deed No. 02085, for the Year 2014** between **TIRUPATI PROPERTIES**, hereinafter called and referred to as the "**Owner/ First Party**" and **SRINIVAAS INFRA DEVELOPERS PVT. LTD.**, hereinafter referred to as the "**Developer /Second Party**".

AND WHEREAS the aforesaid **Tirupati Properties**, the **Owner/First Party** herein, has further executed a **Development Power of Attorney** after Registration of above the **Development Agreement**, dated **27th June, 2014** in favour of **Sri Anil Gadia**, son of **Sri Ratan Lal Gadia**, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at **CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake, P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas** who is one of the Directors of the Developer "**Srinivaas Infra Developers Pvt. Ltd.**" having its registered office at **Meridian Plaza, 209, C.R. Avenue, 4th Floor, P.O. - Bedon Street, P.S. - Girispark, Kolkata-700 006, District- Kolkata** and the aforesaid developer is duly represented by him. The **Development Power of Attorney** was executed and registered on **27-06-2014** in the office of the **A.D.S.R.- Sealdah, South 24 Parganas** and it is/was recorded in **Book No-I, CD Volume No. 5, Pages from 5711 to 5723, Being Deed No. 02086, for the Year 2014.**

AND WHEREAS the aforesaid **Tirupati Properties**, hereinafter called and referred to as the "**Owner/ First Party**" herein is well seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Bastu land**



A.D.S.R., SEALDAH
15 JUL 2019
Dist-South 21, Paschim

measuring an area of 05 Bigahs 16 Cottahs 04 Chittaks 32 Sq.ft; more or less, lying and situate at Premises No. 9A/1, Uma Kanta Sen Lane, Kolkata-700030, Holding No. - 10/18 Paikpara, Pargana - Kalikata, Police Station - Chitpur, within the limits of Ward No.-4 of the Kolkata Municipal Corporation, District Sub-Registrar Office at Alipore, Addl. District Sub-Registration Office at Sealdah, in the District of South 24Parganas, categorically mentioned in the SCHEDULE written hereunder, which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and the same has good marketable title and the Owner has every right to transfer the same to anybody against valuable consideration prevailing in the market. Since the date of purchase the aforesaid **Tirupati Properties**, the Owner herein, has been possessing, enjoying and exercising its rights, title, interest of the said premises peacefully without any interruption from any corner, by paying all rent and taxes before the competent authorities and mutating its name as the Owner in the records of the **K.M.C.** and after assessment the aforesaid property details of which categorically mentioned in the Schedule written hereunder, is marked and identified as "Premises No.- 9A/1, Uma Kanta Sen Lane, Kolkata-700030"

AND WHEREAS by virtue of the aforesaid **Development Agreement**, executed and registered on **27-06-2014, being Deed No. 02085, for the Year 2014**, the aforesaid Parties have agreed to develop the land mentioned in the Schedule herein below on the terms and conditions set-forth therein and the allocations as agreed, decided and recorded by way of **45:55 (Owner's Allocation : Developer's Allocation)** as per the aforesaid Development Agreement.



[Handwritten signature]
A.D.S.R., SEALDAH
35 JUL 2019
Dist. Sealdah, West Bengal

AND WHEREAS as per terms and conditions set-forth in the aforesaid **Principal Development Agreement Being No. 02085, for the Year 2014**, the **Developer /Second Party** mentioned herein, is developing as per Sanctioned Plan, part by part, the Housing Complex of ownership flats and/or multi-storied building(s), having 2 (Two) nos of Blocks such as Block-1 and Block-2 on the aforesaid Premises, categorically mentioned in the **SCHEDULE** written hereunder.

AND WHEREAS for the purpose of the construction of the said multi- Storied Building(s) and/or Housing Complex of ownership flats on the said Premises, morefully described in the **SCHEDULE** written hereunder, the Developer, herein has submitted a building Plan to the K.M.C. and has obtained Sanction of the building plan, vide **Building Permit No. 2014010018, dated-03-05-2014** from the K.M.C. for construction of flats upto G+XV floor in Block-1 and upto the G+XIV floor in Block-2 at the said premises which has later been regularized and approved by **MBC Meeting No.-506, Item No.-146/15-16, dated -28-12-2015** for construction of flats on the 16th floor in Block-1 (i.e. upto G+XVI floor in Block-1 and upto the G+XIV floor in Block-2) at the said premises.

AND WHEREAS thereafter the aforesaid **Building Plan** has subsequently revised /regularized and approved by **MBC Meeting No.-542, Item No.- 221/17-18, dated -11-01-2018** for construction of flats on the 17th floor in Block-1 and on the 15th & 16th floors in Block-2 (i.e. upto G+XVII floor in Block-1 and upto the G+XVI floor in Block-2) at



Ne
A.D.S.R., SEALDAH
05 JUL 2019
Dist. South 24 Parganas

the said premises, vide Building Permit No. 2019010012, dated-02-05-2019 from the K.M.C.

AND WHEREAS as per the previous terms and conditions set-forth in the aforesaid Principal Development Agreement Being No. 02085, for the Year 2014, the allocation between the aforesaid Owner and the Developer had been fixed at **45:55 (Owner's Allocation : Developer's Allocation)** and then the allocation of flat/flats as floor wise and area basis was made, categorically mentioned in the "Schedule-B" therein the aforesaid Principal Development which were equivalent to their original allocation of 45% for the Owner and 55% for the Developer, out of Total Sanctioned Area.

AND WHEREAS as per terms and conditions set-forth in the aforesaid Principal Development Agreement Being No. 02085, for the Year 2014 and after being regularized and approved of the aforesaid Sanctioned Building Plan by the Building Department of the K.M.C., in MBC Meeting No.-542, Item No.- 221/17-18, dated -11-01-2018 for construction of flats on the 17th floor in **Block-1** and on the 15th & 16th floors in **Block-2** (i.e. upto **G+XVII** floor in **Block-1** and upto the **G+XVI** floor in **Block-2**) at the said premises, vide Building Permit No. 2019010012, dated-02-05-2019, the present and final allocation of the flat/flats (as floor wise and area basis out of Total Sanctioned Area) between the aforesaid Owner and the Developer will be as follows :



[Handwritten Signature]
A.D.S.R., SEALDAH
18 JUL 2019
Dist-South 24 Parganas

FINAL ALLOCATIONS OF THE FLATS

Bloc k No	Floor No	Previous Flat No	New Flat No	Open Terrace	Buit-Up Area (Sq. Ft.)	Saleabl e Area (Sq. Ft.)	Owner Ship
1	1	1A	A1		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	1	1B	B1		873	1164	TIRUPATI PROPERTIES
1	1	1C	C1		1460	1947	TIRUPATI PROPERTIES
1	1	1D	D1	252	1168	1684	TIRUPATI PROPERTIES
1	1	1E	E1	226	692	1036	TIRUPATI PROPERTIES
1	2	2A	A2		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	2	2B	B2		873	1164	TIRUPATI PROPERTIES
1	2	2C	C2		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	2	2D	D2		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.



le
A.D.S.R., SEALDAH
10 JUL 2019
Dist.-South 24 Parganas

Block No	Floor No	Previous Flat No	New Flat No	Open Terrace	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Owner Ship
1	2	2E	E2		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	3	3A	A3		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	3	3B	B3		873	1164	TIRUPATI PROPERTIES
1	3	3C	C3		1460	1947	TIRUPATI PROPERTIES
1	3	3D	D3		1168	1558	TIRUPATI PROPERTIES
1	3	3E	E3		692	923	TIRUPATI PROPERTIES
1	4	4A	A4		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	4	4B	B4		873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	4	4C	C4		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	4	4D	D4		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	4	4E	E4		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	5	5A	A5		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	5	5B	B5		873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	5	5C	C5		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.



Handwritten signature

A.D.S.R., SEALDAH
15 JUL 2019
Dist. South 24 Parganas

1	5	5D	D5	1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	5	5E	E5	692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	6	6A	A6	690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	6	6B	B6	873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	6	6C	C6	1460	1947	TIRUPATI PROPERTIES
1	6	6D	D6	1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	6	6E	E6	692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	7	7A	A7	690	920	TIRUPATI PROPERTIES
1	7	7B	B7	873	1164	TIRUPATI PROPERTIES
1	7	7C	C7	1460	1947	TIRUPATI PROPERTIES
1	7	7D	D7	1168	1558	TIRUPATI PROPERTIES
1	7	7E	E7	692	923	TIRUPATI PROPERTIES
1	8	8A	A8	690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	8	8B	B8	873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	8	8C	C8	1460	1947	TIRUPATI PROPERTIES
1	8	8D	D8	1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	8	8E	E8	692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	9	9A	A9	690	920	TIRUPATI PROPERTIES
1	9	9B	B9	873	1164	TIRUPATI PROPERTIES
1	9	9C	C9	1460	1947	TIRUPATI PROPERTIES



A.D.S.R., SEALDAH

15 JUL 2019

Dist-South 24 Parganas

Block No	Floor No	Previous Flat No	New Flat No	Open Terrace	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Owner Ship
1	9	9D	D9		1168	1558	TIRUPATI PROPERTIES
1	9	9E	E9		692	923	TIRUPATI PROPERTIES
1	10	10A	A10		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	10	10B	B10		873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	10	10C	C10		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	10	10D	D10		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	10	10E	E10		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	11	11A	A11		690	920	TIRUPATI PROPERTIES
1	11	11B	B11		873	1164	TIRUPATI PROPERTIES
1	11	11C	C11		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	11	11D	D11		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	11	11E	E11		692	923	TIRUPATI PROPERTIES
1	12	12A	A12		690	920	TIRUPATI PROPERTIES
1	12	12B	B12		873	1164	TIRUPATI PROPERTIES
1	12	12C	C12		1460	1947	TIRUPATI PROPERTIES
1	12	12D	D12		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.



A.D.S.R., SEALDAH
35 JUL 2019
Dist.-South 24 Parganas

1	12	12E	E12		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	13	13A	A13		690	920	TIRUPATI PROPERTIES
1	13	13B	B13		873	1164	TIRUPATI PROPERTIES
1	13	13C	C13		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	13	13D	D13		1168	1558	TIRUPATI PROPERTIES
1	13	13E	E13		692	923	TIRUPATI PROPERTIES
1	14	14A	A14		690	920	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	14	14B	B14		873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	14	14C	C14		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	14	14D	D14		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	14	14E	E14		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	15	15A	A15		690	920	TIRUPATI PROPERTIES
1	15	15B	B15		873	1164	TIRUPATI PROPERTIES
1	15	15C	C15		1460	1947	TIRUPATI PROPERTIES
1	15	15D	D15		1168	1558	TIRUPATI PROPERTIES
1	15	15E	E15		692	923	TIRUPATI PROPERTIES
1	16	16B	B16	353	897	1373	TIRUPATI PROPERTIES
1	16	16C	C16		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	16	16D	D16		1168	1558	TIRUPATI PROPERTIES
1	16	16E	E16	292	705	1086	SRINIVAAS INFRA DEVELOPERS PVT. LTD.



A.D.S.R., SEALDAH

35 JUL 2019

Dist. South 24 Parganas

Block No	Floor No	Previous Flat No	New Flat No	Open Terrace	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Owner Ship
1	17	--	B17		873	1164	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	17	--	C17		1460	1947	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	17	--	D17		1168	1558	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
1	17	--	E17		692	923	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	2	2A	A2		1107	1476	TIRUPATI PROPERTIES
2	2	2B	B2		1050	1399	TIRUPATI PROPERTIES
2	2	2C	C2		1133	1498	TIRUPATI PROPERTIES
2	2	2D	D2		1102	1469	TIRUPATI PROPERTIES
2	2	2E	E2		1050	1399	TIRUPATI PROPERTIES
2	2	2F	F2		1142	1523	TIRUPATI PROPERTIES
2	3	3A	A3		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	3	3B	B3		1050	1399	TIRUPATI PROPERTIES
2	3	3C	C3		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	3	3D	D3		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	3	3E	E3		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	3	3F	F3		1142	1523	SRINIVAAS INFRA



A.D.S.R., SEALDAH
15 JUL 2019
Dist.-South 24 Parganas

							DEVELOPERS PVT. LTD.
2	4	4A	A4		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	4	4B	B4		1050	1399	TIRUPATI PROPERTIES
2	4	4C	C4		1133	1498	TIRUPATI PROPERTIES
2	4	4D	D4		1102	1469	TIRUPATI PROPERTIES
2	4	4E	E4		1050	1399	TIRUPATI PROPERTIES
2	4	4F	F4		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	5	5A	A5		1107	1476	TIRUPATI PROPERTIES
2	5	5B	B5		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	5	5C	C5		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	5	5D	D5		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	5	5E	E5		1050	1399	TIRUPATI PROPERTIES
2	5	5F	F5		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	6	6A	A6		1107	1476	TIRUPATI PROPERTIES
2	6	6B	B6		1050	1399	TIRUPATI PROPERTIES
2	6	6C	C6		1133	1498	TIRUPATI PROPERTIES
2	6	6D	D6		1102	1469	TIRUPATI PROPERTIES
2	6	6E	E6		1050	1399	TIRUPATI PROPERTIES
2	6	6F	F6		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	7	7A	A7		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	7	7B	B7		1050	1399	TIRUPATI PROPERTIES



[Handwritten signature]
A.D.S.R., SEALDAH
15 JUL 2019
Sub-Office, 24 Parganas

Block No	Floor No	Previous Flat No	New Flat No	Open Terrace	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Owner Ship
2	7	7C	C7		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	7	7D	D7		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	7	7E	E7		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	7	7F	F7		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	8	8A	A8		1107	1476	TIRUPATI PROPERTIES
2	8	8B	B8		1050	1399	TIRUPATI PROPERTIES
2	8	8C	C8		1133	1498	TIRUPATI PROPERTIES
2	8	8D	D8		1102	1469	TIRUPATI PROPERTIES
2	8	8E	E8		1050	1399	TIRUPATI PROPERTIES
2	8	8F	F8		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	9	9A	A9		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	9	9B	B9		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	9	9C	C9		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	9	9D	D9		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	9	9E	E9		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.



W
A.D.S.R., SEALDAH
15 JUL 2019
DIRECTORATE OF REGISTRATION

2	9	9F	F9	1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	10	10A	A10	1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	10	10B	B10	1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	10	10C	C10	1133	1498	TIRUPATI PROPERTIES
2	10	10D	D10	1102	1469	TIRUPATI PROPERTIES
2	10	10E	E10	1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	10	10F	F10	1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	11	11A	A11	1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	11	11B	B11	1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	11	11C	C11	1133	1498	TIRUPATI PROPERTIES
2	11	11D	D11	1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	11	11E	E11	1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	11	11F	F11	1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	12	12A	A12	1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	12	12B	B12	1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	12	12C	C12	1133	1498	TIRUPATI PROPERTIES



[Handwritten Signature]
A.D.S.R., SEALDAH
15 JUL 2019
Dist-South Dt. Parganas

Bloc k No	Floor No	Previous Flat No	New Flat No	Open Terrace	Buit-Up Area (Sq. Ft.)	Saleabl e Area (Sq. Ft.)	Owner Ship
2	12	12D	D12		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	12	12E	E12		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	12	12F	F12		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13A	A13		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13B	B13		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13C	C13		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13D	D13		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13E	E13		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	13	13F	F13		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	14	14A	A14		1107	1476	TIRUPATI PROPERTIES
2	14	14B	B14		1050	1399	TIRUPATI PROPERTIES
2	14	14C	C14		1133	1498	TIRUPATI PROPERTIES
2	14	14D	D14		1102	1469	TIRUPATI PROPERTIES
2	14	14E	E14		1050	1399	TIRUPATI PROPERTIES
2	14	14F	F14		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	15	--	A15		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	15	--	B15		1050	1399	SRINIVAAS INFRA



[Handwritten Signature]
A.D.S.R., SEALDAH
35 JUL 2019
Dist.-South 24 Parganas

							DEVELOPERS PVT. LTD.
2	15	--	C15		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	15	--	D15		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	15	--	E15		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	15	--	F15		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	A16		1107	1476	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	B16		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	C16		1133	1498	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	D16		1102	1469	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	E16		1050	1399	SRINIVAAS INFRA DEVELOPERS PVT. LTD.
2	16	--	F16		1142	1523	SRINIVAAS INFRA DEVELOPERS PVT. LTD.

AND WHEREAS as per terms and conditions set-forth in the aforesaid **Principal Development Agreement being No. 02085, for the Year 2014** , final allocation of Parking Spaces of the Project will be mutually allocated later by the parties.



te
A.D.S.R., SEALDAH

3 JUL 2019

Dist. South 24 Parganas

Note :

These block numbers are as per the Sanctioned Plan.

ANDWHEREAS both the Parties do hereby solemnly affirm and oathly declare as follows :-

- i) That each of the Parties will be entitled to sell, transfer or alienate their respective share of allotment as per terms and conditions mentioned in the Principal Development Agreement, executed and registered on **27-06-2014, being Deed No. 02085, for the Year 2014.**
- ii) No monetary transaction has been taken place between the parties after execution of the Principal Development Agreement, registered on **27-06-2014, being Deed No. 02085, for the Year 2014** and in pursuance of this Deed of Declaration.
- iii) That the other terms and conditions of the Principal Development Agreement, executed and registered on **27-06-2014, being Deed No. 02085, for the Year 2014** ,will remain same and unaltered.



ly
A.D.S.B., SEALDAH

3 JUL 2019

Dist-South 24 Parganas

iv) That this **Deed of Declaration** is/will be treated as part and parcel of the aforesaid "**Principal Development Agreement**" executed and registered on **27-06-2014**, being **Deed No. 02085, for the Year 2014.**

SCHEDULE OF THE LAND

(Description of the Project Land)

ALL THAT piece and parcel of land measuring an area of 05 Bigahs 16 Cottahs 04 Chittaks 32 Sq.ft; more or less, lying and situate at **Premises No. 9A/1, Uma Kanta Sen Lane, Kolkata - 700030**, Holding No. - 10/18 Paikpara, Pargana - Kalikata, Police Station - Chitpur, within the limits of Ward No - 4 of the Kolkata Municipal Corporation, District Sub-Registrar Office at Alipore, Addl. District Sub-Registration Office at Sealdah, in the District of South 24 Parganas, which is butted and bounded as follows :

ON THE NORTH : Beerpara Lane.

ON THE SOUTH : Umakanta Sen Lane.

ON THE EAST : Beerpara Lane.

ON THE WEST : 9A/2 Umakanta Sen Lane.



VS
A.D.S.R., SEALDAH
35 JUL 2019
Dist. South 24 Parganas












SIGNATURE OF THE
- PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

N. B. -

LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Anil Kumar</i>	LH.					
	RH.					

ATTESTED: *Anil Kumar*

PHOTO	LH.					
	RH.					

ATTESTED:

PHOTO	LH.					
	RH.					

ATTESTED:



ls
A.D.S.R. SEALDAH
14 JUL 2019
Dist.-South 24 Parganas

IN WITNESS WHEREOF the parties hereto have signed, sealed and delivered this Deed of Declaration on the day, month and year herein written above.

1. *Tirupati Ganga*
63/21 Dum Dum Road
Kolkata - 700 74

TIRUPATI PROPERTIES

Amit Gadge

Partner

SIGNATURE OF THE OWNER / FIRST PARTY

2. *Arun Kumar*
Adv

SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED

Amit Gadge

Director

SIGNATURE OF THE DEVELOPER / SECOND PARTY

Drafted by: -

Arun Kumar

MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court Registration No. WB-905/1983

63/21, Dum Dum Road, Suremeth,

P.O. - Motijheel, P.S. - Dum Dum,

Kolkata - 700 074, Dial - 9830038790,

e-mail ID - arun_bhounmik@yahoo.com



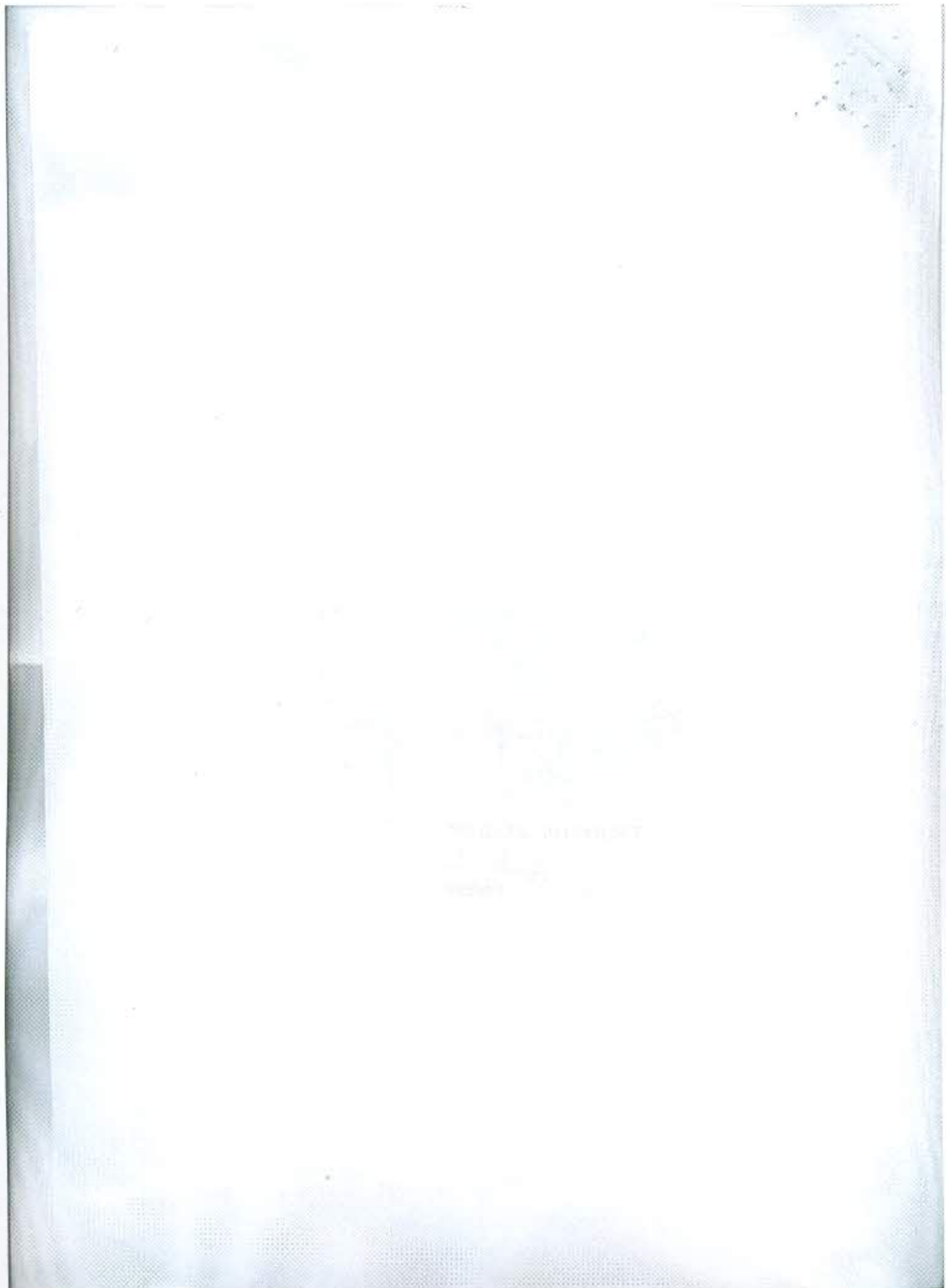
[Handwritten signature]
A.D.S.R., SEALDAH
14 JUL 2019
Dist. South 24 Parganas



TIRUPATI PROPERTIES

Amit Goshal

Partner



आयकर विभाग
INCOME TAX DEPARTMENT
SRINIVAAS INFRA
DEVELOPERS PRIVATE LIMITED
28/03/2011
Permanent Account Number
AAPCS6072E

भारत सरकार
GOVT. OF INDIA



Signature

SRINIVAAS INFRA DEVELOPERS (P) LTD.

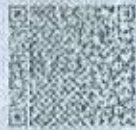
Anil Chakraborty
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFOPG3855L



नाम / Name
ANIL GADIA

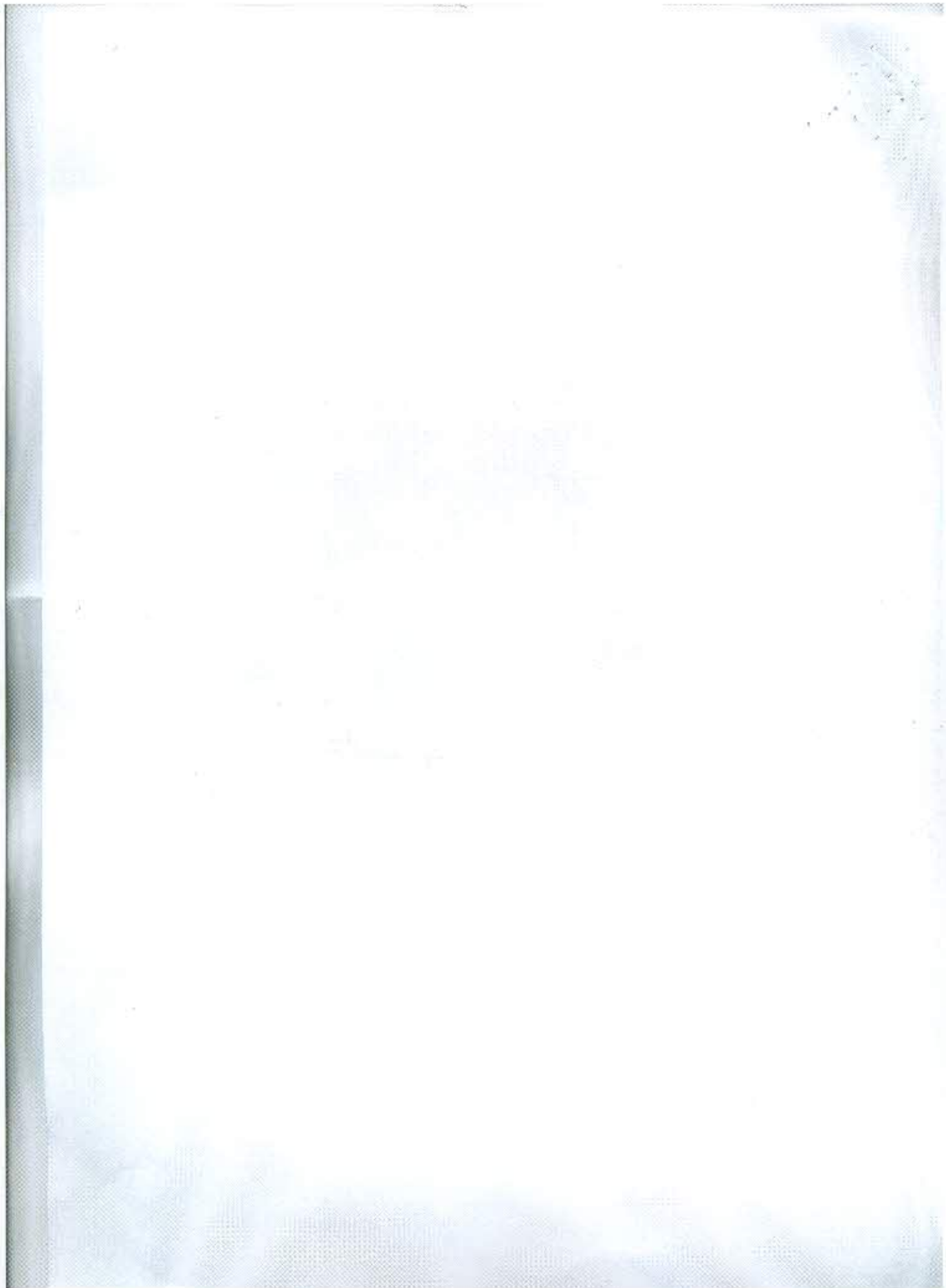
पिता का नाम / Father's Name
RATAN LAL GADIA

जन्म की तारीख / Date of Birth
27/09/1977

Anil Gadia
हस्ताक्षर / Signature



Anil Gadia





ভারত সরকার

Government of India



অনিল গাডিয়া

Anil Gadia

পিতা : রতন লাল গাডিয়া

Father : Ratan Lal Gadia

জন্মতারিখ/DOB: 27/09/1977

পুরুষ / Male



9283 6021 4126

আধার - সাধারণ মানুষের অধিকার

Anil Gadia



ভাৰতীয় আঁঠুৰ সনাক্তকৰণ প্ৰাধিকৰণ

Unique Identification Authority of India

ঠিকানা: /: ৰতন লাল গাডিয়া
সীএফ, সল্টলেক, পেষ্টাৰ-
বিধাননগৰ (এম), বিধাননগৰ সীলী ব্লক
উত্তৰ ২৪ পৰগানা, পশ্চিম বঙ্গ,

Address: S/O: Ratan Lal
Gadia, CF-71, SALT LAKE,
SECTOR-1, Bidhannagar
(M), Bidhannagar CC Block,
North 24 Parganas, West
Bengal, 700064

9283 6021 4126

Anil Gadia



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138/822273

পরিচয় পত্র



Elector's Name : GUHA DIPAK

নির্বাচকের নাম : গুহা দীপক

Father/Mother/

Husband's Name : SUDHIR

পিতা/মাতা/স্বামীর নাম : সুধীর

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 22

১.১.১৯৯৫-এ বয়স : ২২

Dipak Guha

Address PART NO.: 275
DASKHIN DUMDUM
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং: ২৭৫
দক্ষিণ দুমদুম
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 138-DUM DUM

Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 20/01/95

তারিখ : ২০/০১/৯৫



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

GRN: 19-201920-004014560-1 Payment Mode Online Payment
GRN Date: 11/07/2019 18:18:09 Bank : HDFC Bank
BRN : 848340158 BRN Date: 11/07/2019 18:21:15

DEPOSITOR'S DETAILS

Id No. : 16060001048731/4/2019
[Query No./Query Year]
Name : SRINIVAAS INFRA DEVELOPERS PVT LTD
Contact No. : Mobile No. : +91 9831425775
E-mail : info@meridiangrouprealty.in
Address : 209 CR AVENUE KOLKATA700006
Applicant Name : Mr ARUN KUMAR BHAUMIK
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001048731/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	16060001048731/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Four Thousand Nine Hundred Forty One only
Total 74941



Major Information of the Deed

Deed No :	I-1606-02766/2019	Date of Registration	15/07/2019
Query No / Year	1606-0001048731/2019	Office where deed is registered	
Query Date	02/07/2019 5:36:26 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana Dum Dum, District - North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830038790, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 37,21,42,158/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75.020/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane -- Umakanta Sen Lane) , Premises No: 9A/1, , Ward No: 004, Holding No.10/18 Pin Code 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Bigha 16 Katha 4 Chatak 32 Sq Ft	1/-	37,21,42,158/-	Property is on Road
Grand Total :				191.8858Dec	1 /-	3721,42,158 /-	

Land Lord Details :



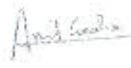
SI No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI PROPERTIES Meridian Plaza, 209, C. R. Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAFT8581D, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAPCS6072E, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANIL GADIA (Presentant) Son of Shri Ratan Lal Gadia Date of Execution - 15/07/2019, , Admitted by: Self, Date of Admission: 15/07/2019, Place of Admission of Execution: Office	 <small>Jul 15 2019 12:08PM</small>	 <small>LTI 15/07/2019</small>	 <small>15/07/2019</small>
CF-71, Sector-1, Salt Lake City, P.O:- Salt Lake, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India. PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFOPG3855L Status : Representative, Representative of : TIRUPATI PROPERTIES (as ATTORNEY), SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK GUHA Son of Late SUDHIR GUHA, 63/21, DUM DUM ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074	 <small>15/07/2019</small>	 <small>15/07/2019</small>	 <small>15/07/2019</small>
Identifier Of Mr ANIL GADIA			

Transfer of property for L1

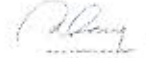
Sl.No	From	To, with area (Name-Area)
1	TIRUPATI PROPERTIES	SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED-191.886 Dec

Endorsement For Deed Number : I - 160602766 / 2019

On 09-07-2019

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 37,21,42,158/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 15-07-2019

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.

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

Presented for registration at 11:50 hrs on 15-07-2019, at the Office of the A.D.S.R. SEALDAH by Mr ANIL GADIA .

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

Execution is admitted on 15-07-2019 by Mr ANIL GADIA, ATTORNEY, TIRUPATI PROPERTIES (Partnership Firm), Meridian Plaza, 209, C. R. Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006; DIRECTOR, SRINIVAAS INFRA DEVELOPERS PRIVATE LIMITED (Private Limited Company), Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr DIPAK GUHA, , Son of Late SUDHIR GUHA, 63/21, DUM DUM ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/07/2019 6:21PM with Govt. Ref. No: 192019200040145601 on 11-07-2019, Amount Rs: 21/- Bank: HDFC Bank (HDFC0000014), Ref. No. 848340158 on 11-07-2019, 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/- by online = Rs 74,920/-

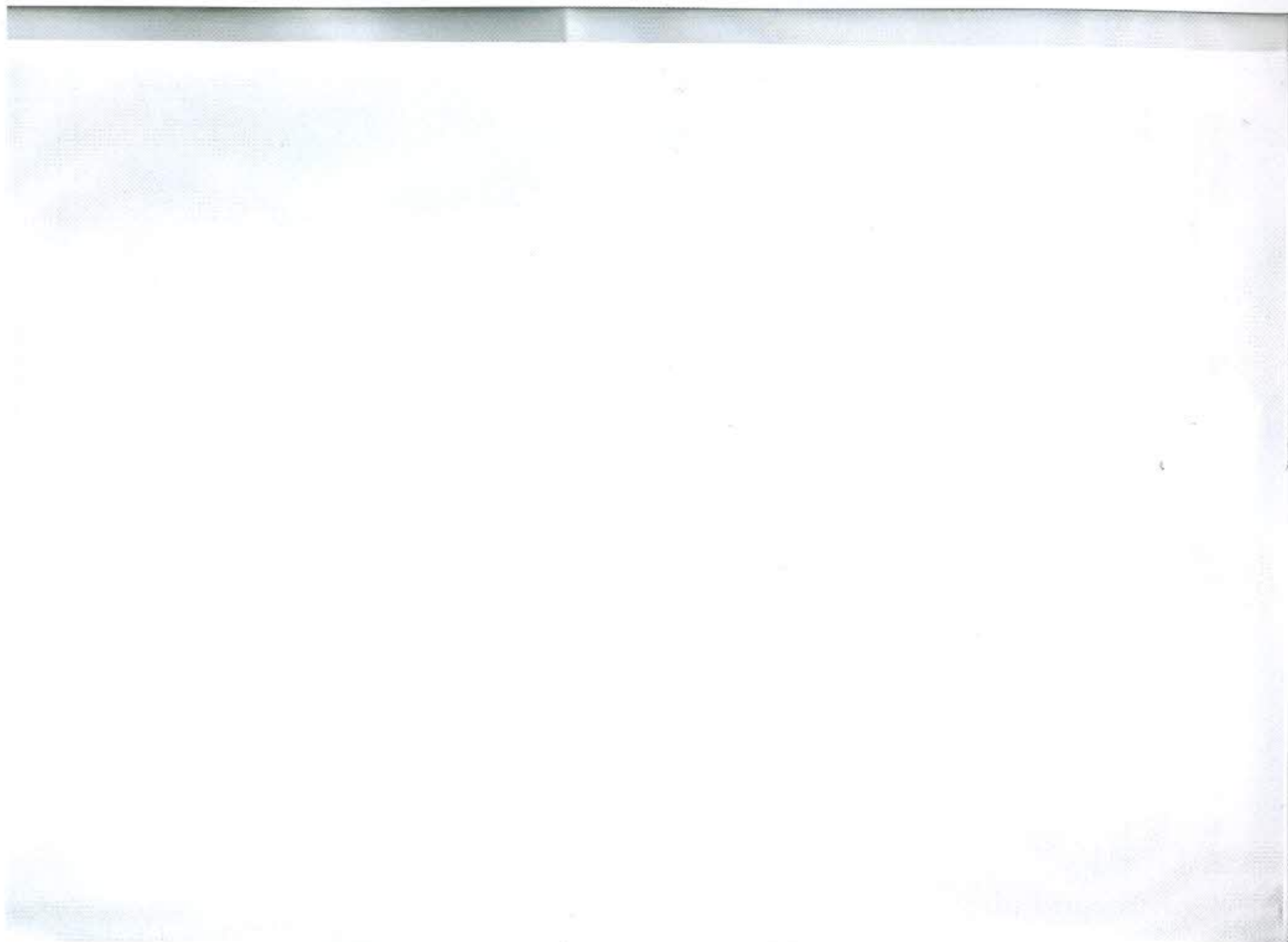
Description of Stamp

1. Stamp Type: Impressed, Serial no 4449, Amount: Rs.100/-, Date of Purchase: 14/06/2019, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/07/2019 6:21PM with Govt. Ref. No: 192019200040145601 on 11-07-2019, Amount Rs: 74,920/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 848340158 on 11-07-2019, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 101485 to 101517

being No 160602766 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.07.15 15:16:45 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 15-07-2019 15:15:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)