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एक सौ रुपये



Rs. 100 UNDRED RUPEES

सत्यभव जयते

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

Z 636350



2018

This SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this 28th

day of May Two Thousand and Eighteen

BETWEEN

M/S. SIMPLEX PROJECT LIMITED (a Company registered under the Companies Act, 1956) having PAN AADCS8598R, represented by Sri Jai kishan Bagri, son of Late Sri Bal Kishan Bagri. having PAN AFRPB3749K, aged about 69 years, Authorise Representative of Simplex Projects Ltd. having its registered office at 12/1, Nellie Sengupta Sarani, Police Station - New Market, Kolkata -700 087, hereinafter called "OWNER" (which expression shall where the context so admits to include its successors in office, administrators or permitted assigns) of the ONE PART :

AND

SHREE RSH PROJECTS PVT LTD, being PAN-AAOCS3902Q a company having been incorporated under the Companies Act 1956, represented by Mr. Hari Prasad Sharma, being PAN-ALQPS4877E Son of Late Sanwarmal Sharma, aged about 48 years, Director of Shree RSH Projects Pvt Ltd, having its registered office situated at 20, O.C. Ganguly Sarani (Lee Road), Kolkata 700020 Police Station Bhowanipore, Post office- LalaLajpat Rai Sarani.....hereinafter referred to as the "DEVELOPER" (which term or expression shall unless repugnant to the context shall deem to mean and include its successor and/or successors in interest and assigns) of the OTHER PART:

WHEREAS:

A By a DEVELOPMENT AGREEMENT dated 7th August, 2014 Simplex Projects Limited entered into between Owner and the Developer herein, the aforesaid Development Agreement has been duly registered in the office of the ADSR Alipore South 24 Parganas, in Book No. I CD Volume No. 27, Pages 1913 to 1938 as being Deed No. 06426 Year 2014 Serial No. 7942/2014 for development of ALL THAT piece and parcel of land measuring 43.04 Cottahs, lying and situated at KIT Scheme No. 118 at premises now known as Block No. 17D, Prince Gulam Md. Shah Road, Kolkata 700045 of the surplus land of KIT morefully described in the First Schedule hereunder written.

- B. As per agreement it was agreed that the Developer will develop the said premises by constructing a multi-storied building thereon and the constructed area will be shared in the ratio of 50:50 between the Developer and the Owner.
- Conview of the present rough patch/phase of the Real Estate Market scenario around the country it has been mutually agreed by and between the parties to review sharing ratio of the constructed area of the proposed multistoried building being constructed on the said plot.
- D. The Owner and Developer held discussions, negotiations pursuant to which terms and conditions for reconsideration for development of the said property have been finalized.
- L. That this agreement is Supplemental Agreement to the Development Agreement dated 7th August. 2014 made and executed between the existing Owner and Developer.
- G. The Parties are now entering into this Supplemental Agreement to record the terms and conditions agreed by and between themselves.

11. In consideration of the changed scenario of the Development, the Owner shall be entitled to 43.8% of total Super Built Up Area in the Project and balance area 56.2% shall belong to the Developer. The Owner/s Allocation and the Developer/s Allocation shall mean their respective allocations morefully to be described after the casting of the final roof of the proposed building.

I. The Owner will have the right to sale out of their allocated ratio of 43:8% and will intimate of the same to the Developer.

All other terms and conditions as recorded on the Development Agreement dated 7th August, 2014 remains unchanged and shall run consequently and will be co-existent and co-terminus with this Supplemental Agreement.

The First Schedule above referred

(the said premises)

ALL THAT a block of revenue free KIT surplus land in KIT Scheme No. 118 at premises now known as Block No. 17D, Prince Gulam Md. Shah Road, Kolkata 700045 measuring an area 2878.651 sqmtr. (43.04 Cottahs) be the same a little more or less together with 700 sq.ft tile shed at 3 multiple places formed out of original premises No. 3 (portion), Russa Road, south 1st Lane comprising Dag No. 660,661, 663, 664, 665, 666, 781. Touzi No. 56, Mouza – Chandpur, District-24 Parganas (South), Ward No. 94, Thana- Jadavpur, Post office -Lake Gardens, Registration Office Alipore, butted and bounded as follows:

ON THE NORTH BY : 2.20 meters wide KIT Road and 18,00 meters wide KIT Road in Scheme No. 118

ON THE EAST BY : 12.00 meters wide KIT Road in Scheme No. 118

ON THE SOUTH BY P-17A (Portion), I.O.C.L Housing Complex & P-17A (Portion)

Chatushkon Housing Complex in Scheme No. 118; and

ON THE WEST BY
P-17A (Portion), LO.C.L Housing Complex & P-17A (Portion)
Chatushkon Housing Complex and 18.00 meters wide KIT Road
in Scheme No. 118.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNER at Kolkata in the presence of: WITNESS:

13/1 Kirdsy street : KO. 87.

2 Sukama. 1, M. L. Banje Road . Kal-23

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata in the presence of: WITNESS:

20, LEE ROAD. KOLKATA-700020

20, Lee Road, Kolkala-20

Drafted by me Satyendor Macayon Chatros

Advocate hits 280/1980 Alifore studges Court Kerkata - 27 Typed By

for single office stret sounds - 700001 SIMPLEX PROJECTS LTD.

Directory Authorised Signatory

SHREE RSH PROJECTS PVT. LTD.

Director

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

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		RIGHT HAND								
	Signa	iture					_			



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. ALIPORE, District Name: South 24-Parganas Signature / LTI Sheet of Query No/Year 16051000143592/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Hari Prasad Sharma 20. O.C. Ganguly Sarani (Lee Road), P.O Elgin Road, P.S Bhawanipore, Kolkata, DistrictSouth 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Developer [Shree RSH Projects Pvt Ltd]			18/8/2018
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Jai Kishan Bagri 12/1, Nelli Sen Gupta Sarani, P.O New Market, P.S New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700087	Represent ative of Land Lord [Simplex Project Limited]			28 5 2018
SI No.	Name and Address of	identifier	Identifier o	f	Signature with date
Ĭ	Mr Sunil Kumar Manna Son of Late Keshab Cha Manna 26A, H/9, Ram Kamal Str Khidderpore, P.S Wattg Kolkata, District:-South 24 Parganas, West Bengal, 1 700023	eet, P.O:- unge, .	Mr Hari Prasad Sharma, Mr	Jai Kishan Bagri	Some of the solution of the so

(Md Shadman)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE South 24-Parganas, West Bengal

PERMANENT ACCOUNT NUMBER AADCS8598R



TH NAME
SIMPLEX PROJECTS LIMITED

FUNDAL WITH BUT FORTE OF INCORPORATION FORMATION 31-10-1990.

Balas

COMMISSIONER OF INCOME-TAX, W.B. XI

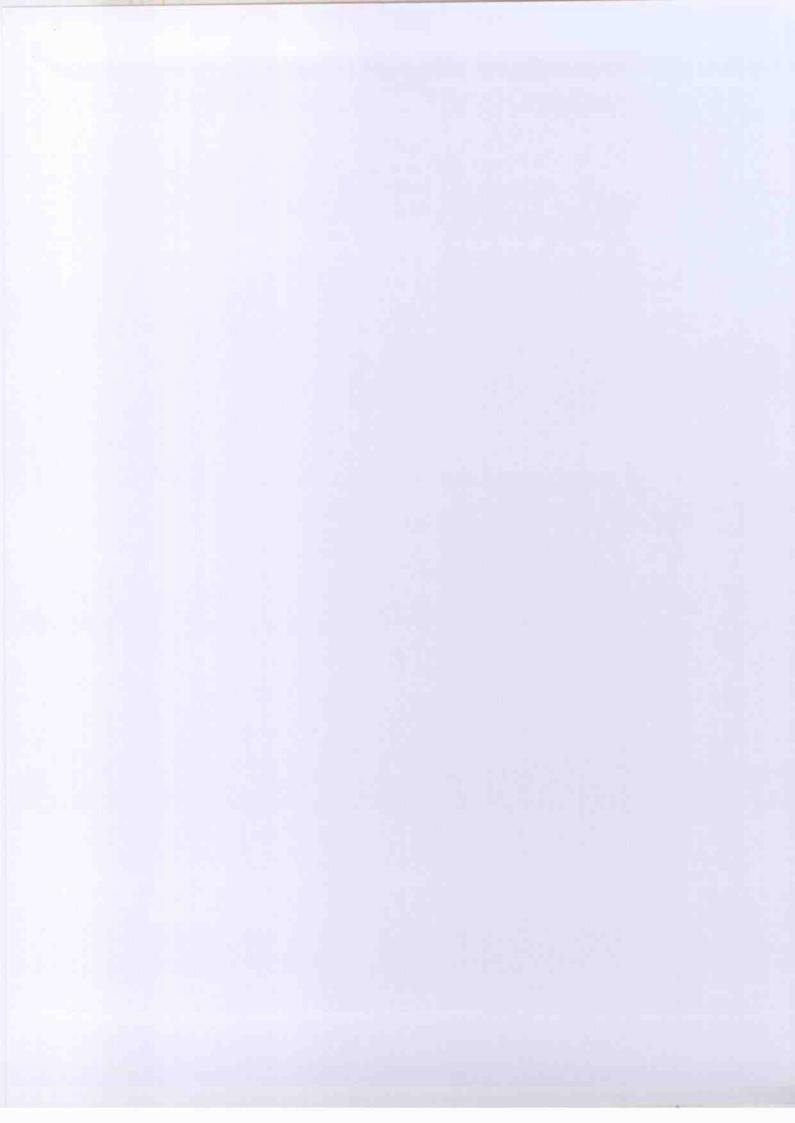
SIMPLEX PROJECTS LTD.

Director / Authorised Signatory

रम कार्न के को / मिस जाते पर कृष्या जाता करते कारो सारिकारी को स्कित / बाबस कर में संवृक्त आवकर आवृक्त (पक्षित एवं सकतीकी), वी.7, कीरमी स्वयादर, कासकता - 700 000.

In case this exed is lost/found, kindly informeretura to the issuing authority to Joint Commissioner of Incomse-tax(Systems & Technical), P-7.

Chowringhee Square,
Calcutts-700 069.



THE WORLD PERMANENT ACCOUNT NUMBER

AFRPB3749K HIT MAME

JAIKISHAN BAGRI

(49) BE MIN WATHER'S NAME BALKISHAN BAGRI

WHI MATE OF BIRTH 06-01-1949

COMMISSIONER OF INCOME 141 VIII - II



ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন

IDENTITY CARD পরিচয় পাত্র

WB / 20 / 139 / 752039



Elector's Name SCHLUSS AND

Bagri Jaikrishan बागरी कापक्षांन

Father/Mother/ Husband's Name म्मका/माका/नातिव साम

Bal Kishan रल किशान

DEX Dien M 4

Age as on 1.1.1995 3.3.3840-ट वस्त्र इ.स.च्या

43 80

Address 190 SeltLakeBlkDA,BidhanNager,N. 24Pgs.

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Facsimile Signature Etectoral Registration Officer निर्वाएक निरम्भन ट्यापिकार्विक

139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিমা পূৰ্ব

বিধানসভা নিবাচন তেও

Place

Calcutta

भाग

इ.लिशाडा

19.07.95

Date उत्तरिष

36.20.62



Cont



समारतीयः विशिष्टः पद्यानं प्राधिकरण UNIQUEIDENTIFICATION AUTHORITY OF INDIA

Address SCO Bul Kashan Bagri, DA190, Sall Lake City, Sector C, Bulkannaer EC Block S.D., Kofkata, West Rangal, 700964











SHREE RSH PROJECTS PVT. LTD.

Director





birely





भारत सरकार Identification Authority of India S. Sovernment of India

नामाकन कम / Enrollment No.: 1088/47429/00987

क्ष्मी प्रसाद कामा

Han Presud Sharma

5:0 Schwar Mai Sharma Fortler 1, Fist-501, Block E 20,0,0 Gangually Sarani L. R. Sarani

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Circus Avenue Kolusta

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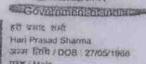
आपका आधार क्रमांक / Your Aadhaar No.:

6120 1323 3828

मेरा आधार, मेरी पहचान



भारत सरकार



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6120 1323 3828

मेरा आधार, मेरी पहचान

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Autoress:

10. LEE ROAD, KOLKATA-700020

Date 377112010

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Regulation Officer for

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ভারতের নির্বাচন কমিপন পারিচর পার ELECTION COMMISSION OF INDIA IDENTITY CARD FSZ0183632



निर्वाठटकव नाम ्भूनिक क्षात्र माना

Elector's Name : Sunfi Kumar Manna

লিভার নাম

্বেশব চন্দ্র যামা

Father's Name - Kushab Chandra Manna

Fire / Sex

: 1 1 M

학교 6대명생 Date of Birth : 04/09/1969

FSZ0183632

বিকালাঃ 26এ-এইচ-ও রামক্ষণ শুটি, ব্যটিগর, কলকাজা 700023

Address. 26AJH/9 Ramkamai Street, WATGUNGE, Kolkata 700023

Date: 02/08/2007 147-91089/Ridsa cwcan Halew Hasel वाविकादिका प्रकारत सन्वृति Facsimile Signature of the Electoral Registration Officer for 147-Kabitirtha Constituency

হৈকাৰা পৰিবৰ্তন মাজ নতুন কিকাৰে চ্যোটার নিটে নাৰ তথ্যত ও একট অন্ধ্যনৰ নতুন সমিত্ৰ পৰিচলত পাওয়াত জনা নিটাই কৰে এই পৰিচলতেক মাজানী ইয়েছ কলে। in case of change in address mention the Clark his case of change in address mention the Clark his the revival Form for including your same is the root at the changed address and to obtain the card with same burtler.

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Major Information of the Deed

Deed No :	1-1605-03437/2018	Date of Registration	29/05/2018		
Query No / Year	1605-1000143592/2018	Office where deed is registered			
Query Date	28/05/2018 11:01:58 AM	A.D.S.R. ALIPORE, District: South 24-Parga			
Applicant Name, Address & Other Details	Sunil Kumar Manna 20, Lee Road Thana: Bhawanipore, District: South 24-Parganas, WEST B 700020, Mobile No.: 9831782100, Status: Others				
Transaction		Additional Transaction			
[0110] Sale, Development agreement	Agreement or Construction	[4308] Other than Immovable Property, Agreement [No of Agreement 2], [4311] Oth than Immovable Property, Receipt [Rs 21,00,000/-]			
Set Forth value		Market Value			
Rs 2/-		Rs. 17,82,71,650/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 100/- (Article: 48(g))		Rs. 7/- (Article:E)			
Remarks	Supplementary Deed of [Deed No/Year]:-160506426/2014 (Date of Registra 2014, Stamp Duty Paid Rs 75,500/- Registration Fees paid Rs23,110/-) Recipion (FIFTY only) from the applicant for issuing the assement slip (Urban are				

Land Details:

District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Guia Md. Shah Road, , Premises No. 17D, Ward No. 94

Sch No	Plot Number	Khatian	Land	The Carlotte	Area of Land		Market Value (In Rs.)	Other Deta
L1			Bastu		43.04 Katha	1/-	17,80,61,650/-	Property is on Road
	Grand	Total:			71.016Dec	1 /-	1780,61,650 /-	

Structure Details:

Sch No	Structure	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
\$1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 700 Sq. Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: 1 Shed, Extent of Completion: Complete

Total:	700 sq ft	1 /-	2,10,000 /-	

Land Lord Details:

SI No	Name, Address, Photo, Finger print and Signature				
	Simplex Project Limited 12/1, Nelli Sen Gupta Sarani, P.O New Market, P.S New Market, Kolkata, District: -Kolkata, West Bengal II PIN - 700087, PAN No.: AADCS8598R, Status: Organization, Executed by: Representative, Executed by				

Major Information of the Deed :- I-1605-03437/2018-29/05/2018

Developer Details:

SI Name, Address, Photo, Finger print and Signature

Shree RSH Projects Pvt Ltd

20, O.C. Ganguly Sarani (Lee Road), P.O.- Elgin Road, P.S.- Bhawanipore, Kolkata, District -South 24-Parganas West Bengal, India, PIN - 700020, PAN No.:: AAOCS3902Q, Status: Organization, Executed by: Representative

Representative Details:

SI Name, Address, Photo, Finger print and Signature

Mr Hari Prasad Sharma (Presentant)

Son of Late Sanwarmal Sharma 20, O.C. Ganguly Sarani (Lee Road), P.O.- Elgin Road, P.S.- Bhawanipore, Kolkata, District.-South 24-Parganas, West Bengal, India, PIN - 700020, Sex Male. By Caste Hindu, Occupation: Business, Citizen of India, PAN No.:: ALQPS4877E Status Representative, Representative of Shree RSH Projects Pvt Ltd (as Director)

2 Mr Jai Kishan Bagri

Son of Late Bal Kishan Bagri 12/1, Nelli Sen Gupta Sarani, P.O.- New Market, P.S.- New Market, Kolkata District.-Kolkata, West Bengal, India, PIN - 700087, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: AFRPB3749K Status: Representative, Representative of Simplex Project Limited (as AUTHORISE SIGNATORY)

Identifier Details:

Name & address

Mr Sunil Kumar Manna

Son of Late Keshab Chandra Manna

26A H/9 Ram Kamal Street, P.O.- Khidderpore, P.S.- Wattgunge, Kolkata, District -South 24-Parganas, West Bengal India, PIN - 700023, Sex Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Han Prasad Sharma, Mr Jai Kishan Bagri

Trans	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Simplex Project Limited	Shree RSH Projects Pvt Ltd-71 016 Dec
Trans	fer of property for S1	
SI.No	From	To. with area (Name-Area)
1	Simplex Project Limited	Shree RSH Projects Pvt Ltd-700.00000000 Sq Ft

Major Information of the Deed :- I-1605-03437/2018-29/05/2018

Endorsement For Deed Number: 1 - 160503437 / 2018

On 28-05-2018

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

Presented for registration at 16:35 hrs on 28-05-2018, at the Private residence by Mr Hari Prasad Sharma

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 17.82.71.650/-

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

Execution is admitted on 28-05-2018 by Mr Hari Prasad Sharma. Director, Shree RSH Projects Pvt Ltd (Private Limited Company), 20, O.C. Ganguly Sarani (Lee Road), P.O.- Elgin Road, P.S.- Bhawanipore, Kolkata, District - Sout 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Sunil Kumar Manna, , , Son of Late Keshab Chandra Manna, 26A, H/9, Ram Kamal Street, P.O. Khidderpore, Thana: Wattgunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023 by caste Hindu, by profession Service

Execution is admitted on 28-05-2018 by Mr Jai Kishan Bagri, AUTHORISE SIGNATORY, Simplex Project Limited (Private Limited Company), 12/1, Nelli Sen Gupta Sarani, P.O.- New Market, P.S.- New Market, Kolkata, District Kolkata, West Bengal, India, PIN - 700087

Indetified by Mr Sunil Kumar Manna, . , Son of Late Keshab Chandra Manna, 26A, H/9, Ram Kamal Street, P O Khidderpore, Thana: Wattgunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023 by caste Hindu, by profession Service

aphleten

Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAF

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 29-05-2018

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees pay 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 100/- Description of Stamp

1 Stamp Type Impressed, Serial no 27585, Amount: Rs 100/-, Date of Purchase: 24/05/2018, Vendor name: S Mukherjee

Mila

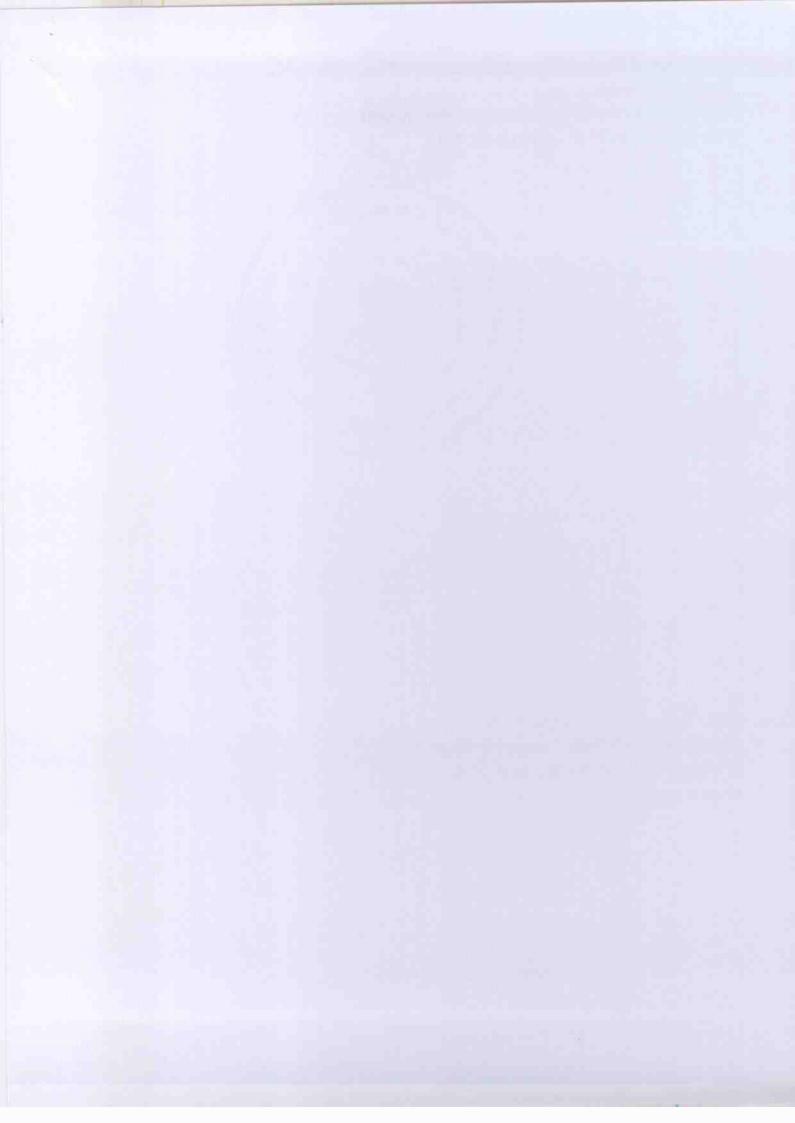
Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRA

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Major Information of the Deed - I-1605-03437/2018-29/05/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 116422 to 116442
being No 160503437 for the year 2018.



Digitally signed by MD SHADMAN Date: 2018.06.11 11:27:54 +05:30 Reason: Digital Signing of Deed.

Male

(Md Shadman) 11/06/2018 11:27:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)