

5855/17

6/7/2017

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

08AB 050488

4500/-
21.06.17
visit
21.06.17
and
D-2817521/17
Rev. Asst. AL
Additional Registrar of
Assurances-IV, Kolkata
e.m-1619/17
21/6/17



Certified that the document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar
Assurances-IV, Kolkata

22 JUN 2017

SUPPLEMENTAL DEVELOPMENT AGREEMENT

1. **Date:** 5th May, 2017
2. **Place:** Kolkata
3. **Parties:**

R. S. L.
Zach Mel
Karan Mebra

[Handwritten signature]

R. S. L.
Zach Mel
Karan Mebra
[Handwritten signature]

2846

27 APR 2017

SL. NO. DATE
NAME
ADD.
AMT.



10/-

Shel

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Karan Mehra



Me

ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
21 JUN 2017



ভারতের নির্বাচন কমিশন
एLECTION COMMISSION OF INDIA
IDENTITY CARD

XOA1462811



নির্বাচকের নাম : কারন মেহরা

Elector's Name : Karan Mehra

নির্ভার নাম : মহেশ মেহরা

Father's Name : Mahesh Mehra

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 23/10/1986
Date of Birth

Karan Mehra

XOA1462811

पिनकोड:
1011 पार्क लानेवार्ड नं. 61 कलकत्ता 700016

Address:
10/1 PARK LANEWARD NO.61
KOLKATA 700016

Date: 04/02/2009
161-बालीजुर्ग निर्वाचन क्षेत्रातील विधान
सभेसाठीचे मतदान कार्ड
**Facsimile Signature of the Electoral
Registration Officer for
161-Ballyjurga Constituency**

डिजिटल हस्ताक्षर आहे आणि निवडणूक क्षेत्रातील निवडणूक
कार्डात आपले नाव नोंदवण्यासाठी आवश्यक असलेल्या
सर्व विहित तपसूदी आणि अधिसूचनांचा तपसूदी देण्यात येतो।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Karan Mehra



भारत सरकार
GOVERNMENT OF INDIA



Mahesh Pansari
Mahesh Pansari
Date of Birth / DOB : 09/04/1977
Male / MALE

9329 3710 6628



Aadhaar - Aam Aadmi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Nand Kishore Pansari, 7,
Lovelock Street, Near Punjab
Club, Ballygunge, Ballygunge,
Kolkata, West Bengal, 700019

Address:
S/O: Nand Kishore Pansari, 7,
Lovelock Street, Near Punjab
Club, Ballygunge, Ballygunge,
Kolkata, West Bengal, 700019



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1088/47416/00021

To
कार्तिक मेहरा
Kartik Mehra
S/O: Mahesh Mehra
10/1 Park lane
Behind Park street P.S
Park Street
Park Street
Circus Avenue Kolkata
West Bengal 700016
9830999275

26/08/2015

285046575



MP850465750FT



आपका आधार क्रमांक / Your Aadhaar No. :

3220 8171 6981

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



कार्तिक मेहरा
Kartik Mehra
जन्म तिथि / DOB : 31/03/1982
पुरुष / Male

Kartik Mehra



3220 8171 6981

आधार - आम आदमी का अधिकार

100

100

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0120070486885**
Name: **RANU**
Address
101 PARK LN KOLKATA 700018

MOH D. S. MEHRA

Date of Issue	26/02/2007	Blood Group	A
Valid Till (M)	26/02/2017	Date of Birth	20/08/1988
Valid Till (Y)			

Licensing Authority: P.V.D. Kolkata Licensing Authority: Agt



Ranu

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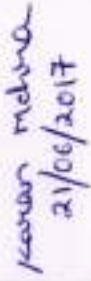
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000817521/2017








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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kartik Mehra 1st Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [Magnum Infracon Private Limited] ,[Orion Abasaan Private Limited]		 3515	 Kartik Mehra 21-06-2017
2	Karan Mehra Ground Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [Kaushalya Township Private Limited]		 3514	 Karan Mehra 21/06/2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 JUN 2017

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
3	Rahul Mehra 3rd Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [Kaushalya Nirman Private Limited,]		2516 	 21/06/2017
4	Mahesh Pansari 7, Lovelock Street, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Developer [PS Primarc Projects LLP]		3517 	 21/6/17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Swapan Kar Son of R.N Kar 96/1, Rajdanga School, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Kartik Mehra, Karan Mehra, Rahul Mehra		 21/6/17	

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
21 JUN 2017



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

GRN: 19-201718-002148533-1

Payment Mode Online Payment

GRN Date: 21/06/2017 12:01:03

Bank : State Bank of India

BRN : CKC8118930

BRN Date: 21/06/2017 12:02:54

DEPOSITOR'S DETAILS

Id No. : 19040000817521/1/2017

[Query No./Query Year]

Name : MOUMITA KUNDU

Contact No. :

Mobile No. : +91 9903844131

E-mail :

Address : ROOM NO.5A&B, 5TH FLOOR, 70,K.S.ROY ROAD, KOL-1

Applicant Name : Org Saha And Ray

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000817521/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	5021 ✓
2	19040000817521/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	25705 ✓

In Words : Rupees Thirty Thousand Seven Hundred Twenty Six only

Total

30726



भारत सरकार
GOVERNMENT OF INDIA



स्वापन कार
Swapan Kar
पिता : रवीन्द्र नाथ कार
Father : RABINDRA NATH KAR
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



8205 5126 5513

आधार - साधारण मानुष्येअधिकार

Swapan Kar



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण
३६/१, राजदंगा स्कूल रोड,
ई.के.टी.पी, ई.के.टी.एस.ओ,
कोलकाता, पश्चिमबंग, ७००१०७

Address:
36/1, RAJ DANGA SCHOOL
ROAD, E.K.T.P, E.K.T.S.O,
E.K.I, Kolkata, West Bengal,
700107

हेल्प
1800 120 1247

ईमेल
1800 120 1247

वेबसाइट
www.uai.gov.in

पी.ओ. बॉक्स नंबर
Bengaluru-560 001

7

- 3.1 **Magnum Infracon Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70100WB2008PTC123250), having its registered office at 160, Jamunalal Bajaj Street, Kolkata-700007, Post Office Burrabazar, Police Station Burra Bazaar, District Kolkata, West Bengal (PAN AAFCM4442C), represented by its authorized signatory, **Kartik Mehra**, son of Mr. Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 1st Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01711522/03132792) (PAN AIDMP7054M).
- 3.2 **Kaushalya Township Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70109WB2006PTC111320), having its registered office at 171/1A, Rash Behari Avenue, Kolkata-700019, Post office Rash Behari Avenue, Police Station Gariahat, District South 24 Parganas, West Bengal (PAN AACCK8934E), represented by its authorized Director, **Karan Mehra**, son of Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of Ground Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01267033) (PAN AKRPM6865A).
- 3.3 **Orion Abasaan Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2006PTC111322), having its registered office at 160, Jamunalal Bajaj Street, Kolkata-700007, Post Office Burra Bazar, Police Station Burra Bazaar, District Kolkata, West Bengal (PAN AAACO8593P), represented by its authorized Director, **Kartik Mehra**, son of Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 1st Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01711522/03132792) (PAN AIDMP7054M).
- 3.4 **Kaushalya Nirman Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2006PTC111321), having its registered office at 69, Girish Park North, Kolkata-700006, Post Office Jorasanko, Police Station Girish Park, District Kolkata, West Bengal (PAN AACCK8935F), represented by its Authorized Director, **Rahul Mehra**, son of Late Sidh Nath Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 3rd Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01267051) (PAN AKRPM6864B).

(collectively **Owners**, includes successors-in-interest and/or assigns)

And

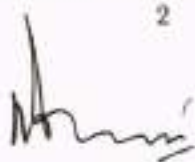
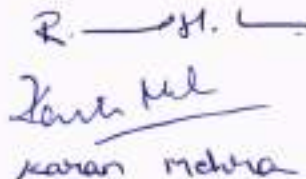
- 3.5 **PS Primarc Projects LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 6A, Elgin Road, Kolkata-700020, Post Office Elgin Road, Police Station Bhowanipore, District South 24 Parganas, West Bengal (PAN AAQFP9146A), represented by its authorized representative, **Mahesh Pansari**, son of Nand Kishore Pansari, by faith Hindu, by nationality Indian, by occupation Business, of 7, Lovelock Street, Kolkata-700019, Police Station Ballygunge, Post Office Ballygunge, District South 24 Parganas, West Bengal (PAN AFQPP2511J).

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

Owners and Developer are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

4. Background:

- 4.1 By a Development Agreement dated 20th May, 2016, registered in the office of the Additional Registrar of Assurances IV, Kolkata, in Book No I, Volume No. 1904-2016, from Pages



 Karan Mehra



ADDITIONAL REGISTRAR
OF ASSURANCES
21 JUN 2017

181347 to 181402, being Deed No. 190404784 for the year 2016 (**Development Agreement**), made between the Owners and the Developer, the Owners had granted development rights to the Developer in respect of the Said Property described in the **1st Schedule** of the Development Agreement and also described in the **1st Schedule** below, on the terms and conditions more particularly mentioned therein.

- 4.2 Subsequent to the execution of the Development Agreement and for better execution of the Project, the Parties have decided to include some additional land in the Project, such additional land measuring 16 (sixteen) decimal, more or less [and recorded share as per the L.R Record of Rights measuring 14.70 (fourteen point seven zero) decimal, more or less], contained in L.R. Dag No. 2149, recorded in L.R. *Khatian* No. 2541 and 1974, *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas, described in the **2nd Schedule** below and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**Additional Property**).
- 4.3 The Owner No. 3.1, being the owner of the Additional Property, intends to grant to the Developer development rights in respect of the Additional Property such that the Additional Property is developed along with the Said Property and forms part of the Said Property in the Project. It has been expressly agreed between the Parties that the Developer shall develop the Additional Property on the same terms and conditions as set out in the said Development Agreement i.e. on the same terms and condition on which the Developer is developing the Said Property. All other terms of the Development Agreement including, mutual understanding, covenants obligations, undertakings, representations of the Parties shall *mutatis mutandis* apply to the Additional Property and all other matters contemplated herein.
- 4.4 The Parties have entered into this Supplemental Development Agreement to record their understanding with respect to the vesting of the development rights pertaining to the Additional Property to the Developer in accordance with the terms hereof.

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 Supplemental Development Agreement:** The Parties have agreed to the following with regard to interpretation of this Supplemental Development Agreement:
- 5.1.1 **Agreement Supplemental:** This Supplemental Development Agreement shall be and always be deemed to be an integral part of the Development Agreement and shall always remain supplemental to the same.
- 5.1.2 **Mutatis Mutandis:** This Supplemental Development Agreement and the Development Agreement shall always be read together to interpret the complete understanding between the Parties and all provisions of the Development Agreement shall apply to this 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 Supplemental Development Agreement shall have the same meanings as have been assigned to them in the Development Agreement, unless they have been defined herein.

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R. Saha
 Karan Mehra
 Karan Mehra



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 JUN 2017

- 5.2 **Appointment and Acceptance:** The Owner No. 3.1, being the owner of the Additional Property, hereby appoints the Developer as the developer of the Additional Property such that the Developer is entitled to develop the same along with the Said Property on the same terms and conditions set out in the Development Agreement. It is hereby clarified that from the date hereof all references to the Said Property in the Development Agreement shall mean the Said Property and the Additional Property and all the revenue generated from the Additional Property shall be shared between the Owners and Developer in the same proportion as stated in Clause Nos. 11.1 and 12.1 of the Development Agreement.
- 5.3 **Additional Security Deposit:** In addition to the Security Deposit mentioned in the Development Agreement, the Developer shall pay to the Owner No. 3.1 a total sum of Rs.16,00,000/- (Rupees sixteen lac) as interest free security deposit (**Additional Security Deposit**). At or before the execution of this Supplemental Development Agreement, the Developer has paid to the Owner No.3.1 the entirety of the Additional Security Deposit, receipt of which the Owner No.3.1 hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.
- 5.4 **Additional Loan:** In addition to the Said Loan mentioned in the Development Agreement, the Developer shall pay to the Owner No. 3.1 a sum of Rs.9,60,000/- (Rupees nine lac and sixty thousand) as loan (**Additional Loan**). At or before the execution of this Supplemental Development Agreement, the Developer has paid to the Owner No.3.1 the entirety of the Additional Loan, receipt of which the Owner No.3.1 hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.
- 5.5 **Refund of Additional Loan and Additional Security Deposit:** The Additional Security Deposit and Additional Loan shall be refunded by the Owner No.3.1 to the Developer in the same manner and proportion in which the Security Deposit and Said Loan has been agreed to be refunded by the Owners to the Developer under the Development Agreement.
- 5.6 **Representations:** With respect to the Additional Property, the Owner No.3.1 has made the same representations to the Developer as mentioned in the Development Agreement i.e. all representations made by the Owners in respect to the Said Property (as specified the Development Agreement) shall be applicable to the Additional Property. Such representations are thus deemed to be incorporated herein by reference. Similarly, the Developer shall also be subject to the same covenants and warranties as mentioned in the Development Agreement i.e. all covenants and warranties made by the Developer in respect to the Said Property (as specified the Development Agreement) shall be applicable to the Additional Property. Such covenants and warranties are thus deemed to be incorporated herein by reference.
- 5.7 **Development Agreement Valid and Subsisting:** This Supplemental Development Agreement shall be read in conjunction with the Development Agreement and all other provisions set out in the Development Agreement shall apply to the Additional Property and shall be deemed to be have been incorporated herein. The Parties hereby agree, declare and confirm that the Development Agreement is valid, subsisting and in force.

R. M. L.
 Karan Mehta
 Karan Mehta
 Karan Mehta



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21 JUN 2017

1st Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 9.14 (nine point one four) acre, more or less, equivalent to 914 (nine hundred and fourteen) decimal, more or less, contained in L.R. *Dag* Nos. 2149, 2128, 2136, 2123, 2127, 2129, 2130, 2131, 2133, 2134, 2135 and 1485, recorded in L.R. *Khatian* Nos. 2502, 2462, 2517, 2464, 2541 and 2542, *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and butted and bounded as follows:

- On the North** : By *Dag* nos. 2137 to 2148, 2113, 2123, 2127, 2128, 1485, 2129,
- On the East** : By *Dag* Nos. 2152, 2137, 2138, 2122, 2128, 2129, 2134, 2135
- On the South** : By *Dag* Nos. 2150, 2149, 2128, 2136, 2135, 2131, 2129
- On the West** : By *Dag* Nos. 2149, 2128, 2136, 2135, 2133, 2132, 2131, 2130, 2129, 2127

2nd Schedule
(Additional Property)

Land classified as *sali* (agricultural) measuring 16 (sixteen) decimal, more or less [and recorded share as per the L.R. Record of Rights measuring 14.70 (fourteen point seven zero) decimal, more or less], contained in L.R. *Dag* No. 2149, recorded in L.R. *Khatian* Nos. 2541 and 1974, *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and butted and bounded as follows:

- On the North** : By *Dag* No. 2149
- On the East** : By *Dag* No. 2149
- On the South** : By *Dag* No. 2150
- On the West** : By *Dag* No. 2149

R. H. L.
Kanta Mehera
Kanta Mehera




21 JUN 2017

6. Execution and Delivery

6.1 In Witness Whereof the Parties have executed this Supplemental Development Agreement on the date mentioned above.

KAUSHALYA TOWNSHIP PVT. LTD.

Karan Mehra Director

[Kaushalya Township Private Limited represented by its director Karan Mehra]

Magnum Infracon Pvt. Ltd.

Kartik Mehra

Magnum Infracon Private Limited represented by its representative Kartik Mehra

ORION ABASAAN PVT. LTD.

Kartik Mehra Director

Orion Abasaan Private Limited represented by its director Kartik Mehra

KAUSHALYA NIRMAN PVT. LTD.

R. H. L. Director

[Kaushalya Nirman Private Limited represented by its director Rahul Mehra]

[Owners]




PS Primarc Projects LLP represented by its representative Mahesh Pansari [Developer]

Drafted by me:

Moumita Kundu.

Moumita Kundu
F/1669/1232/2012
Advocate, High Court at Calcutta

Witnesses:

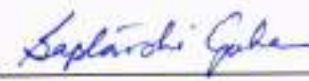
Signature 

Name Mahesh Suresh

Father's Name Sri Dilip K. Suresh

Address 41 Level Susha Rd

Kolkata - 71 Netaji Park

Signature 

Name Saptarshi Guha

Father's Name Sri Manashi K. Guha

Address Sreekanan Bansdroni

Kolkata - 700070



21 JUL 2017

Receipt and Memo of Consideration

Received from the within named Developer the within mentioned sum of Rs.25,60,000/- (Rupees twenty five lac and sixty thousand) towards payment of the Additional Security Deposit and the Additional Loan, in terms of Clause 5.3 and 5.4 above, in the following manner:

Cheque No.	Date	Bank	Favouring	Amount (Rs.)
580552	20.06.2017	Axis Bank	Magnum Infracon Private Limited	16,00,000/-
580553	20.06.2017	Axis Bank	Magnum Infracon Private Limited	9,60,000/-
Total				25,60,000/-

Kartik Mehra

Magnum Infracon Private Limited
represented by its representative
Kartik Mehra

Witnesses:

Signature [Signature]

Name Mohit Surana

Father's Name Sri Dilipkr Surana

Address 41 Laxmi Sinha Road

Kol - 71 Natraj Bldg.

Signature [Signature]

Name SAPTARSHI GUHA

Father's Name SRI MANASH KR. GUHA

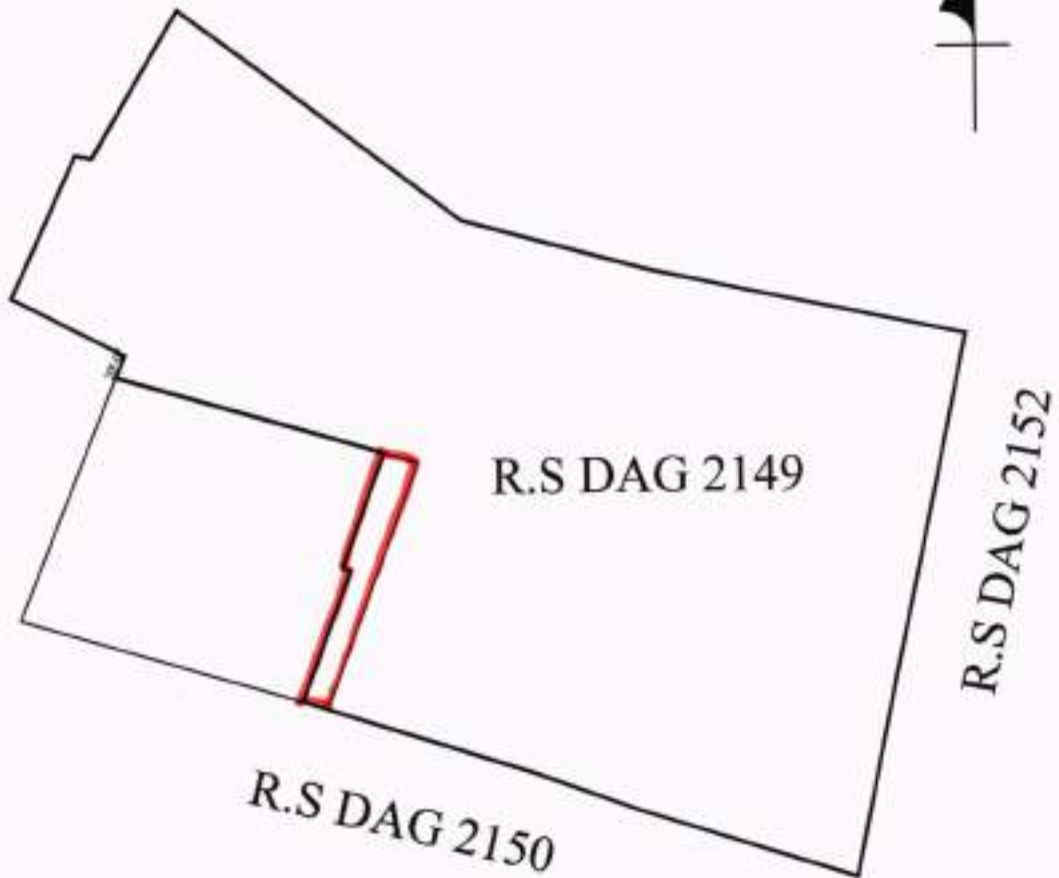
Address SREEKAMAN BANS DRONI,

KOLKATA - 700 70



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
21 JUN 2017

MOUZA - HUDARAIT, J . L . NO - 54, R . S . DAG NO
- 2149 (P)



Megnum Infracon Pvt. Ltd.

[Signature]
Authorized Signatory

KAUSHALYA NIRMAN PVT. LTD

[Signature]
Director

KAUSHALYA TOWNSHIP PVT. LTD.

[Signature]
Direct

PS PRIMARC PROJECTS LLP

[Signature]

PS PRIMARC ABASAN PVT. LTD


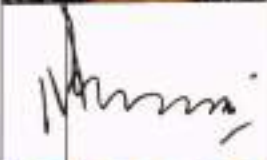




















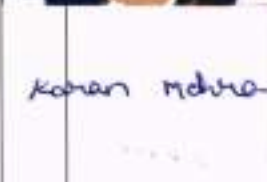









[Signature]
Director



21 JUN 2017

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



ADDITIONAL REGISTRAR
MUMBAI
21 JUN 2017

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 JUN 2017

Dated this 5th day of May, 2017

Between

**Magnum Infracon Pvt. Ltd. & Ors.
... Owners**

And

**PS Primarc Projects LLP
... Developer**

**SUPPLEMENTAL
DEVELOPMENT AGREEMENT**

*Dag No. 2149
Mouza Hudarait
Police Station Rajarhat
Kolkata-700135*

Saha & Ray
Advocates
3A/1, 3rd Floor
Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata-700001

Major Information of the Deed

Deed No :	I-1904-06175/2017	Date of Registration	22/06/2017
Query No / Year	1904-0000817521/2017	Office where deed is registered	
Query Date	09/06/2017 4:26:37 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saha And Ray 7C, Kiroprn Sankar Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 9903844131, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,60,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 18,15,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,031/- (Article:48(g))	Rs. 25,705/- (Article:E, E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2149	LR-2541	Bastu	Shall	16 Dec	1/-	18,15,280/-	Property is on Road
Grand Total :					16Dec	1 /-	18,15,280 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Magnum Infracon Private Limited 160,Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAFCM4442C, Status :Organization, Executed by: Representative, Executed by: Representative
2	Kaushalya Township Private Limited 171/1A, Rash Behari Avenue, P.O:- Rash Behari Avenue, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AACCK8934E, Status :Organization, Executed by: Representative, Executed by: Representative
3	Orion Abasaan Private Limited 160,Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAACO8593P, Status :Organization, Executed by: Representative, Executed by: Representative
4	Kaushalya Nirman Private Limited, 69, Girish Park North, P.O:- Jorasanko, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AACCK8935F, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PS Primarc Projects LLP 6A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQFP9146A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kartik Mehra Daughter of Mahesh Mehra 1st Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIDMP7054M Status : Representative, Representative of : Magnum Infracon Private Limited (as Authorized Signatory), Orion Abasaan Private Limited (as Director)
2	Karan Mehra (Presentant) Son of Mahesh Mehra Ground Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKRPM6865A Status : Representative, Representative of : Kaushalya Township Private Limited (as Director)
3	Rahul Mehra Son of Late Sidh Nath Mehra 3rd Floor, 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKRPM6864B Status : Representative, Representative of : Kaushalya Nirman Private Limited, (as Director)
4	Mahesh Pansari Son of Nand Kishore Pansari 7, Lovelock Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPP2511J Status : Representative, Representative of : PS Primarc Projects LLP (as AUTHORIZED REPRESENTATIVE)

Identifier Details :

Name & address	
Swapan Kar Son of R.N Kar 96/1, Rajdanga School, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Kartik Mehra, Karan Mehra, Rahul Mehra, Mahesh Pansari	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Magnum Infracon Private Limited	PS Primarc Projects LLP-4 Dec
2	Kaushalya Township Private Limited	PS Primarc Projects LLP-4 Dec
3	Orion Abasaan Private Limited	PS Primarc Projects LLP-4 Dec
4	Kaushalya Nirman Private Limited,	PS Primarc Projects LLP-4 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2149(Corresponding RS Plot No:- 2149), LR Khatian No:- 2541	Owner:ম্যাগনাম ইনফ্রাকম প্রা লি, Address:160,জমুনালাল বাজাজ স্ট্রীট, কোলকাতা -07., Classification:শালি, Area:0.21000000 Acre,

Endorsement For Deed Number : I - 190406175 / 2017

On 21-06-2017

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

Presented for registration at 16:50 hrs on 21-06-2017, at the Private residence by Karan Mehra .

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 18,15,280/-

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

Execution is admitted on 21-06-2017 by Mahesh Pansari, AUTHORIZED REPRESENTATIVE, PS Primarc Projects LLP (LLP), 6A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Swapn Kar, , Son of R.N Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 21-06-2017 by Kartik Mehra, Authorized Signatory, Magnum Infracon Private Limited (Private Limited Company), 160,Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Director, Orion Abasaan Private Limited (Private Limited Company), 160,Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Swapn Kar, , Son of R.N Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 21-06-2017 by Karan Mehra, Director, Kaushalya Township Private Limited (Private Limited Company), 171/1A, Rash Behari Avenue, P.O:- Rash Behari Avenue, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Swapn Kar, , Son of R.N Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 21-06-2017 by Rahul Mehra, Director, Kaushalya Nirman Private Limited, (Private Limited Company), 69, Girish Park North, P.O:- Jorasanko, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Swapn Kar, , Son of R.N Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 22-06-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,705/- (B = Rs 25,600/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,705/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2017 12:02PM with Govt. Ref. No: 192017180021485331 on 21-06-2017, Amount Rs: 25,705/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKC8118930 on 21-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2846, Amount: Rs.10/-, Date of Purchase: 27/04/2017, Vendor name: M GHOSH
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2017 12:02PM with Govt. Ref. No: 192017180021485331 on 21-06-2017, Amount Rs: 5,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKC8118930 on 21-06-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 231351 to 231377

being No 190406175 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.07.01 11:18:05 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 01-07-2017 11:18:05
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)