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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 257307

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10/10/23



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

2/16/2023/27
N= 82258476/

17 JUL 2023

THIS SUPPLEMENTAL AGREEMENT made this 12th day of July Two Thousand and Twenty Three

Via Case No. 2497 28/06/23

J (M)	250
J (R)	150
Total	<u>400</u>

ARA-IV
Kolkata

009735

10 MAY 2023

No.....Rs. 100/- Date.....

Name : **B. C. Lahiri**

Advocate

Address : **ALIPORE JUDGES' COURT**

Kolkata - 700 027

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Prasmat Cyp

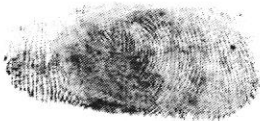


5337



Prasmat Cyp

0026



5331



Sipak Taduka

5232



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 JUL 2023

JAYANTA PANDIT
Sealdah Court Complex (7th Floor)
1, Bellaghata Road, Kol-14
Law Clerks
EC No - EC - 031288/1220/022951









Government of West Bengal

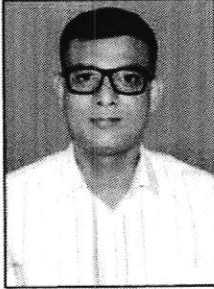


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19042001619023/2023

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 DIPAK YADUKA P-44, C.I.T. Sch-VIM, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Representative of Land Lord [SHREE KRISHNA REALCO N]		5331 	 12/10/23
2	Mr PRASHANT CHOPRA 1002, EM Bypass, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105	Representative of Developer [SKIEYS ALMOND REAL LLP] [PS GROUP REALTY PRIVATE LIMITED]		5333 	 12/10/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jayanta Pandit Son of Mr Gaurhari Pandit Chowhati, Netaji Block, City:- , P.O:- Chowhati, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Mr DIPAK YADUKA, Mr PRASHANT CHOPRA			 12/08/23

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



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



192023240113665158

GRN Details

GRN:	192023240113665158	Payment Mode:	SBI Epay
GRN Date:	28/06/2023 11:54:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8425294424039	BRN Date:	28/06/2023 11:54:36
Gateway Ref ID:	4844583250	Method:	Indian Bank NB
GRIPS Payment ID:	280620232011366514	Payment Init. Date:	28/06/2023 11:54:03
Payment Status:	Successful	Payment Ref. No:	2001619023/3/2023
			[Query No/*Query Year]

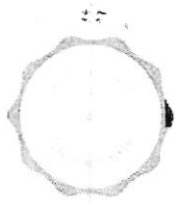
Depositor Details

Depositor's Name:	Mr TAPAS SAHOO
Address:	KOLKATA
Mobile:	8972249690
Period From (dd/mm/yyyy):	28/06/2023
Period To (dd/mm/yyyy):	28/06/2023
Payment Ref ID:	2001619023/3/2023
Dept Ref ID/DRN:	2001619023/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001619023/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001619023/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



280620232011366514

GRIPS Payment Detail

GRIPS Payment ID:	280620232011366514	Payment Init. Date:	28/06/2023 11:54:03
Total Amount:	74941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8425294424039	BRN Date:	28/06/2023 11:54:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr TAPAS SAHOO
Mobile: 8972249690

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240113665158	Directorate of Registration & Stamp Revenue	74941
Total			74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

BETWEEN

SHREE KRISHNA REALCON [PAN: ABMFS7675J], a partnership firm incorporated and registered under the Partnership Act, 1932, having its registered office at Shree Krishna Chambers, Unit No.1E, Block-B, 5th Floor, 78, Bentinck Street, Police Station. Bowbazar, Post Office. Bowbazar, Kolkata-700001, represented by its authorized partner **MR DIPAK YADUKA [PAN: AAUPY5413B] [AADHAR NO: 7912 0528 8245]**, son of Basudeo Prasad Yaduka, residing at P-44, C.I.T. Sch-VIM (S) Police Station: Phoolbagan, Post office : Kankurgachi, Kolkata-700054, (hereinafter referred to as "the **Owner**", which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART.**

AND

SKIEYS ALMONDREAL LLP [PAN: AEDFS1423P] [LLPIN AAR-6849], a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Front Block, Post office : Dhapa, P: Pragati -Maidan, , Kolkata-700 105, vide a Board resolution dated 8th May2021 appointed its Designated Partner **PS Group Realty Private Limited [PAN AABCP5390E]** represented by its Director **Mr PRASHANT CHOPRA [Income Tax PAN ACUPC4948H] [Aadhar No. 3820 7245 8704]** working for gain at 1002, E M Bypass, Police Station : Pragati Maidan, post Office : Dhapa, Kolkata - 700 105 (hereinafter 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 the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART:**

WHEREAS:

- A. In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under and save



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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those defined hereunder, the expressions defined under the said Development Agreement and used in this Agreement shall, unless there be something contrary or repugnant to the subject or context hereunder, have the same meaning as assigned to them under such Development Agreement:

- (a) **"Development Agreement"** shall mean the agreement entered between the Parties hereto on 21st February 2023 and registered with the ARA IV , Kolkata in Book I, Volume No.1904-2023, Pages 159040 to 159088, Being No. 190402916 for the year 2023 for development of the municipal premises 223C, Satin Sen Sarani previously Manicktola Main Road, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700054 containing an area of 87 Cottahs 6 Chittacks and 32 (Thirty two) sq. ft. be the same a little more or less (or [5849.628 square meter], more or less, on joint venture basis.
- (b) **"said Land"** shall mean ALL THAT piece or parcel of revenue paying land containing by estimate an area of 87 Cottahs 6 Chittacks and 32 (Thirty two) sq. ft. be the same a little more or less (or [5849.628] square meter, more or less) Together with old constructed buildings standing thereon situate lying at and being Premises No. 223C, Manicktola Main Road now also known as Satin Sen Sarani (being the amalgamated portions of Premises No. 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H, Manicktola Main Road) under Kolkata Municipal Corporation Ward No. 30, Police Station Narkeldanga, Kolkata-700. 054, fully described in the **FIRST SCHEDULE** to the Development Agreement.
- (f) **"Developer's Share"** shall mean 50.15% of the Transfer Proceeds;
- (g) **"Owners' Share"** shall mean 49.85 % of the Transfer Proceeds AND construction and delivery of the Occupant Rehabilitation Area by the Developer to the Owners free of cost.
- (h) **"Occupant Rehabilitation Area"** shall mean Residential Unit no E in the 5th floors of the Block II of the Building , Residential Unit no F in the 5th floors of the Block II of the Building, Residential Unit no G1 in the 5th floors of the Block II of the Building, Residential Unit



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no G2 in the 5th floors of the Block II of the Building Residential Unit no H in the 5th floors of the Block II of the Building and Commercial Unit no 1 in the Ground Floor of the Block II of the Building described in Part I and Part II of **Second Schedule** hereunder written as the Owners absolute property free of construction cost for rehabilitating the "Occupants" AND the said portions of the Building shall not form part of the saleable areas of the Project.

- B. By the said Development Agreement, the Owner contributed and provided the said Land to the Developer and granted the Developer the sole and exclusive right and authority to develop the new building thereat and to market, commercially exploit and sell the saleable areas thereat for mutual benefit and for the consideration and on the terms and conditions therein contained.
- C. Under the Development Agreement, it was agreed and recorded between the Owners and the Developer, inter alia, as follows:
- (a) that the Owner's Share in the Transfer Proceeds as described therein would be 51.71 % and the Developer's Share in the Transfer Proceeds as described therein would 48.29% ;
 - (b) that it would be the responsibility and obligation of the Owners to cause vacation of the portion of the building at the said land in occupation of the Occupants.
 - (c) that the Owner shall make over to the Developer the possession of the area as and when received by them from the Occupants.
- D. Pursuant to the Development Agreement, the Owner and the Developer have duly complied with several of their respective obligations as follows:
- (a) the Owner in lieu of the Occupant Rehabilitation Area and in a lawful manner have caused to be vacated Occupants of the building at the said land and obtained vacant peaceful possession of the occupied portions and handed over the same to the Developer herein as and when received by Owner.



[Handwritten mark]

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- (b) the Developer has caused to be prepared a plan for construction of the Building at the said Premises in consultation with the Owner and had obtained sanction vide BP No:2022030106 dated 9th March 2023 from Kolkata Municipal Corporation in the name of the Owner.
- E. In view of allocation of the Occupant Rehabilitation Area by the Owners at the said land and to record inter alia the sharing of the Transfer Proceeds between the Owner and the Developer, the parties have agreed to modify the said Development Agreement.
- F. Accordingly, the Parties hereto are entering into this supplemental agreement with a clear understanding that (a) this agreement is in modification of some terms and conditions contained in the said Development Agreement executed between the Owner and the Developer relating to the development of the said land pursuant thereto, (b) all acts, deeds and things done by the Parties in pursuance of the Development Agreement and by virtue of the powers and authorities granted to the Developer or its nominees shall be and remain valid and shall be deemed to have been done to effectuate development of the Project in terms thereof.

NOW THIS DEED WITNESSETH AND IT IS HEREBY DECLARED AND AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Owner has obtained the vacant possession from the Occupant and has handed over the said Land to the Developer to commence construction at the said Land.
2. The Developer shall handover the area specified in the **Second Schedule** to the Owner on receipt of completion certificate of the project at the said Land, which the Owner thereafter shall handover to the Occupant.
3. The Transfer Proceeds in respect of the saleable area and the car parking spaces after providing for the Occupant Rehabilitation Area shall be shared between the Owner and the Developer in ratio of 49.85%:50.15% respectively, and the Development Agreement thus stands modified accordingly.



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4. Since the Owner has obtained vacant possession from the Developer, Clause 3.5 of the Development Agreement shall stand deleted.
5. It has been further agreed that if any Additional Area as provided in Clause 4.1 of the Development Agreement is sanctioned after completion of piling then the Developer and/or its associates shall have the option to use the said Additional FAR. In case the FAR is used in this Project at 223C, Satin Sen Sarani, then the amount will be shared in Old Ratio i.e. Owner Share: 51.71% and Developer share: 48.29%. In case the said FAR is used in any other project and sharing shall be done as per the mutually Agreed Ratio, such that Owners are not losers as compared to their entitlement in this property.
6. The parties have further agreed that the Owner shall pay an amount of Rs 2,00,00,000/- (Two Crores) to the Developer towards fees/cost paid under Rule 69A of the KMC Building Rules for obtaining the extra FAR on account of Metro. Any amount over and above the same shall be borne by the Developer.
7. The Owner shall not be required to pay to the Developer all extras, deposits and GST (goods and services tax) in respect of the Occupant Rehabilitation Area. The same, if any, required to be taken, shall be realized directly from the Occupant, in case of any default by the Occupant, it would be the sole liability of the Owner.
8. Save as modified and/or supplemented by these presents all the terms conditions and stipulations of the said Development Agreement shall apply mutatis mutandis and nothing contained herein shall affect the other provisions of the said two agreements. In case, however, anything contained herein be contrary to those contained in the said Development Agreement, the provisions, terms and conditions hereof shall prevail.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Land)

ALL THAT piece or parcel of revenue paying land containing by estimate an area of 87 Cottahs 6 Chittacks and 32 (Thirty two) sq. ft. be the same a little more or less (or 5849.628 square meter, more or less) Together with old constructed buildings



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standing thereon situate lying at and being Premises No. 223C, Manicktola Main Road now also known as Satin Sen Sarani (being the amalgamated portions of Premises No. 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H, Manicktola Main Road) under Kolkata Municipal Corporation Ward No. 30, Police Station Narkeldanga, Kolkata-700 054 butted and bounded in the manner as follows:-

On the North : By Manicktola Main Road;

On the South : 29/N, Sitalatala Lane and 29L, Sitalatala Lane;

On the East : Partly by Premises No. 218/14 , Manicktola Main Road; by Premises No. 218/H/22, Manicktola Main Road; by Premises No.218/17, Manicktola Main Road; by Premises No. 218/22, Manicktola Main Road; by Premises No. 218/h/16, Manicktola Main Road and partly by Premises No. 221 and 222, Manicktola Main Road.

On the West : Partly by Premises No. 41E, Sitalatala Lane and by Premises No.41C, Sitalatala Lane and Partly by Premises No. 223/1/23, Manicktola Main Road; by Premises No. 223/1/30, Manicktola Main Road; by Premises No. 223/1/C/H/2, Manicktola Main Road; by Premises No. 223/35, Manicktola Main Road and Premises No.223/1/3, Manicktola Main Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Occupant Rehabilitation Area)

Residential Unit no E in the 5th floors of the Block II of the Building ,
Residential Unit no F in the 5th floors of the Block II of the Building,
Residential Unit no G1 in the 5th floors of the Block II of the Building,
Residential Unit no G2 in the 5th floors of the Block II of the Building
Residential Unit no H in the 5th floors of the Block II of the Building and
Commercial Unit no 1 in the Ground Floor of the Block II of the Building



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 JUL 2023

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

EXECUTED AND DELIVERED by the abovenamed **OWNER** at Kolkata in the presence of:

1) Jayanku Parekh —
Chowk — (New Block)
C-20149

2) Ajit Naskar.
1002 2nd Fl Pass.
C-105

For M/S SHREE KRISHNA REALCO

Ripak Yadava
Authorized Signatory

EXECUTED AND DELIVERED by the abovenamed **DEVELOPER** at Kolkata in the presence of:

1) Jayanku Parekh —

2) Ajit Naskar.

SKIEYS ALMONDREAL LLP






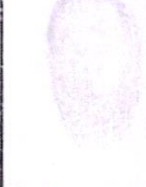





Prasanta Das
Partner

Dund Bng ml.

Ajay Gagg
AJAY GAGGAR
ADVOCATE
3rd FLOOR, TEMPLE CHAMBERS
6, OLD POST OFFICE STREET
KOLKATA - 700 001
Enrolment No. 1160/2003














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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 JUL 2023

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... MR. PRASANT CHOPRA

Signature..... Prasant Chopra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... MR. DIPAK YADUKA

Signature..... Dipak Yaduka

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
12 JUL 2023

Major Information of the Deed

Deed No :	I-1904-10030/2023	Date of Registration	17/07/2023
Query No / Year	1904-2001619023/2023	Office where deed is registered	
Query Date	22/06/2023 6:23:30 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Tapas Sahoo 10,K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8972249690, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 83,22,58,476/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (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:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maniktala Main Road, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 223C, , Ward No: 030 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	87 Katha 6 Chatak 32 Sq Ft		83,22,58,476/-	Property is on Road
Grand Total :				144.2421Dec	0 /-	8322,58,476 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE KRISHNA REALCON Shree Krishna Chambers, Unit No 1E, Block-B, 5th Floor, 78 Bentinck Street, City:- , P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative