

902/2020

0859/2020

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Z 638437

1904

0

122743/2020



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

Additional Registrar of Assurances-IV, Kolkata

29 JAN 2020

Visit Case No.

329/2020

Additional Registrar of Assurances-IV, Kolkata

28/1/2020

J (1)

250

J (2)

300

Total

550/-

ARA-IV Kolkata

THIS JOINT DEVELOPMENT AGREEMENT is made at Kolkata on this the 28th day of January **TWO THOUSAND AND TWENTY (2020)**

BETWEEN

545M
28/1/20



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

GRN: 19-201920-016610079-8

GRN Date: 27/01/2020 20:02:08

BRN : 8212929695902

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-Kotak Mahindra Bank

BRN Date: 27/01/2020 20:13:04

SBI ePay txn Date. 27/01/2020 20:07:50

DEPOSITOR'S DETAILS

Name : NILAMBUR CREATORS LLP

Id No. : 19040000122743/9/202

Contact No.

na

E-mail : rprasad.cal@gmail.com

Mobile No. +91 9831030775

Address : 16 SUDDER STREET KOL16

User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000122743/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	60025
2	19040000122743/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	74971
Total Amount				674996

In Words : Rupees Six Lakh Seventy Four Thousand Nine Hundred Ninety Six Only.




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 19040000122743/2020

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	Mr RAJU RAMCHAND PUNWANI 14 SUDDER STREET KOLKATA 700016, P.O.- NEW MARKET, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [LYTTON HOTEL PRIVATE LIMITED]		789 	 28/1/20
2	Mr RAMESWAR PRASAD 24/1B ALIPORE ROAD KOLKATA 700027, P.O.- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Developer [NILAMBU R CREATIONS LLP]		787 	 28/1/20
3	Mr GOVIND HASMATRAI PUNWANI , 14, SUDDER STREET, P.O.- NEW MARKET, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [LYTTON HOTEL PRIVATE LIMITED]		8870 	 28/1/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASIT MANNA Son of Mr A K MANNA 6 OLD POST OFFICE STREET KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Mr RAJU RAMCHAND PUNWANI, Mr RAMESWAR PRASAD GOVIND HASNATEKI PUNWANI		490 	

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

LYTTON HOTEL PRIVATE LIMITED (PAN AAACL5206G)(Phone No.- 033-2249-1872), a company within the meaning of companies Act, 1956 and governed by the Companies Act, 2013, being represented by its Directors, namely Sri Govind Hasmatrai Punwani (PAN AFYPP8496A) (Aadhar No.- 2282-8282-5757) (Mobile No.- 9830055609) son of Late Hasmatrai Manghram Punwani **AND** Sri Raju Ramchand Punwani (PAN AEYPP4376C)(Aadhar No.- 7559-7357-8613)(Mobile No.- 9831137102) son of Late Ramchand Mangharam Punwani, having registered address at premises No.14, Sudder Street, P.S. and P.O. New Market, Kolkata - 700 016, hereinafter referred to as the "**OWNER**" (which expression unless excluded by or repugnant to the context shall include its successors-in-interest and assigns) referred to as the party of the **FIRST PART.**

AND

M/S. NILAMBUR CREATORS LLP (PAN : AAQFN8163K) (Phone No.- 033-40370140) having LLPIN : AAQ-0213, a Limited Liability Partnership under the LLP Act 2008 having its registered office at premises No.16, Sudder Street, P. O. and P.S. New Market, Kolkata - 700 016, represented by its Designated Partner **Mr. Rameswar Prasad** (PAN : AGDPP 2821 K) (Aadhar No.- 8892-1690-9232) (Mobile No.- 9831030775) son of Sri Ganesh Prasad by faith Hindu by occupation business residing at 24/1B Alipore Road, P. O. and P. S. Alipore Kolkata - 700 027 hereinafter referred to as the "**DEVELOPER**", (which expression unless excluded by or repugnant to the context shall include its successors-in-interest and assigns), being Party of the **SECOND PART.**

DEVOLUTION OF THE TITLE OF THE PROPERTY

WHEREAS:

- A. One Azam Aref Bham by way of inheritance was the owner of several properties in India and Burma, who died on the 19th September 1943 and executed his Last Will and Testament dated 16th day of September 1941 and appointed Mahomed Ajam Esmail, Hashim Esoof Moolla and Esoof Mahomed Bharoocha as his executors of his last Will and Testament dated 16th day of September 1941 and declared and formed Wakf of his 1/3rd share of the property of his entire Estate.
- B. One Moosa Ariff Bham instituted suit being Suit No. 1470 of 1943 at High Court at Bombay, for partition amongst the legal heirs of Azam Aref Bham, and also all the executors of the said will of Azam Aref Bham as defendants. The suit was decreed by appointment of administrator over the property on 9th day of February 1944 and also direction was passed by the Hon'ble High Court, Bombay to take necessary steps to sell properties of the said Azam Aref Bham, including premises no. 14 and 14/1 Sudder street, Kolkata.
- C. The said three Executors of the said Will **1.** Mahomed Ajam Esmail son of Ajam Esmail **2.** Hashim Esoof Moolla son of Esoof Molla **AND 3.** Esoof Mahomed Bharoocha son of Mahomed Bharoocha, arranged to sale the property by Public Auction at Calcutta, which was held on 11th November 1944 and the highest bidders were **1.** Mahomed Ajam Esmail **2.** Hashim Esoof Moolla and **3.** Esoof Mahomed Bharoocha, as trustees of the Wakf and accordingly the Deed of Conveyance was executed in their favour on **15th December 1944** by the Mahomed Ajam Esmail, Hashim Esoof

Moolla And Esoof Mahomed Bharoocha and the said Indenture was duly registered being Book no. I, Vol-85, Page No. 284-289, Deed no.4173, for the year 1944 at the Office of Registrar at Calcutta (Now Registrar of Assurances, Kolkata) in respect of Premises no. 14 and 14/1 Sudder Street, Kolkata. That the said premises contained Landed Area measuring about 2 Bighas 4 Cottahas along with two storied brick build dwelling house.

- D. The said Azam Aref Bham during his life time created another 4 nos. of wakfs by several deeds at Surat in the year 1934 and 1942, according to the last Will and Testament of Azam Aref Bham dated 16th September 1941 in respect of his 1/3rd share of his entire properties known and named as "Sheth Azam Haji Aref Bham 1/3rd Wakf Rander.
- E. The Bombay Public Trust Act 1950 came into force and all the 5 wakf/s were duly registered separately under the said Act at the public Trusts Registration Office at Baroda in the year 1952 at Surat.
- F. An application, as per section 50 A of the Bombay Public Trust Act 1950, was made before the Charity Commissioner at Ahmedabad in the state of Gujrat for amalgamation of the five wakf properties created by the said Azam Aref Bham, which was duly registered as scheme Application No. 8 of 1972 and thereafter the Ld. Charity Commissioner vide order dated 22nd June 1977, directed all the aforesaid five trust/s to be amalgamated and also settled a common scheme for proper administration.
- G. One Yusuf Mohmad Bharucha challenged the said order dated 22nd June 1977, passed by the Ld. Charity Commissioner, Ahmedabad, Gujarat before the Learned Extra Assistant Judge, District Court, Surat, vide Misc. Civil Application No. 92 of 1977, which was duly

dismissed by the Ld. Extra Assistant Judge, District Court Surat, on 20th February 1979 and confirmed the said order of the Ld. Charity Commissioner.

- H. An appeal was preferred by some beneficiaries against the order of the said Ld. Extra Assistant Judge Surat dated 20th February 1979, before the Hon'ble High Court of Gujrat and accordingly in the month of December 1979, the Hon'ble Court of Gujrat, was pleased to dismissed the appeal being no. 751 of 1979 and also confirmed the order of the Ld. Extra Assistant Judge, Surat and the order of amalgamation and framing of the common scheme for administration subject to certain modifications specified therein.
- I. In pursuance to the said order of Hon'ble High Court at Gujarat, all the five wakfs trust were amalgamated, all the assets and properties of the said five trusts vested in the amalgamated trust to be administered under the common scheme for administration under the name and style "**SETH AZAM HAJI AREF BHAM WAKF**", **RANDER**.
- J. Wakf Act come into force in the year 1995 and Wakf Board was established and constituted by the Government of Gujarat under the said wakf Act and the said wakf i.e "**SETH AZAM HAJI AREF BHAM WAKF**", **RANDER** has been transferred to the Gujarat State Wakf Board under the Registration Number B-1195/Surat.
- K. The said "**SETH AZAM HAJI AREF BHAM WAKF**", **RANDER** became the absolute owner and/or otherwise well and sufficiently entitled to ALL THAT the said premises no 14/1 Sudder Street, Kolkata, free from all encumbrances, charges, liens, lispensens, attachments.

- L. That the said premises no. 14/1 Sudder Street, Kolkata was tenanted and occupied by Mr Hasmatrai Mangharam Punwani and Ramchand Mangharam Punwani, both of the said premises no. 14, Sudder street, Kolkata and they had been paying the rent regularly without any default.
- M. On 18th December 1991 the Joint Charity Commissioner Vadodara Division, in the State of Gujarat issued a public notice inviting offer for purchase of the said property. That the said notice inviting tender was published on 18th December 1991 in the local newspapers, The Telegraph and Ananda Bazar Patrika.
- N. With references to the said Public Notice in the local editions of the Telegraph and Ananda Bazar Patrika dated 18th December 1991, the said Lytton Hotel Private Limited gave its offer to purchase the property with existing tenancy for the consideration of Rs.75,05,000/- and other terms and conditions, therefore tendered and deposited the earnest money of Rs 7,50,500/- by bank draft in favour of "Seth Azam Haji Aref Bham Wakf".
- O. In pursuant of the said permission granted by the Ld. Joint Charity Commissioner, Vadodara vide order dated 17/08/1992 which was duly modified on 12/02/1993 an Agreement was executed on 21st day of May 1993 Between "SETH AZAM HAJI BHAM WAKF" represented as the trustees of the said Wakf referred to as the VENDOR and "**Lytton Hotel Private Limited**" referred to as the PURCHASER in the said Agreement for Sale".
- P. The Vendor and the Purchaser jointly filed before Income Tax Department Authority by form No 37-I as Income Tax rule under Chapter XXC OF THE INCOME TAX ACT for "No Objection Certificate", under section 269UL of Income Tax Act 1961 for

registration of the Deed of Conveyance in respect of the said property, in favour of "Lyttton Hotel Private Limited", Kolkata.

- Q. The Appropriate Authority of Income Tax Department passed an order on 29th July 1993 under section 268UD(1) of the Income Tax Act, directing that the said property be sold out for consideration of an amount of Rs.72,32,618/- being the apparent consideration amount.
- R. A writ petition was filed before Hon'ble High Court at Calcutta by the "Lyttton Hotel Private Limited" being W.P No.1833 of 1993 challenging the order dated 29th July 1993 passed by Income Tax Department. That the aforesaid matter was moved before his Lordship the Hon'ble Justice Kalyan Jyoti Sengupta and thereafter by his order dated 15th November 2000 was pleased to set aside the said order of Appropriate Authority and directed the respondent (Income Tax Department) to issue the NOC in respect of the property in terms of the section 269UL(3) of Income Tax Act 1961.
- S. The said original Deed of Conveyance dated 15th Day of December 1944, being Deed no.4173, for the year 1944 which was duly registered at the office of the Registrar of Calcutta in respect of the premises No.14 and 14/1 Sudder street, Calcutta, in favour of 1) Mahomed Ajam Esmail, 2) Hashim Esoof Molla And 3) Esoof Mahamood Bharoocha as the PURCHASERS therein, deposited to the Appropriate Authority on 10/08/1993 pursuant to the direction of the said Authority under letter No.AA/Cal/962/May'93/680-85 dated 2/8/1993 of Income Tax department and same is lying with the said Appropriate Authority of Income Tax Department.
- T. In the year 1995 Wakf Act come into force in the state of Gujarat, and established, and transferred from "SETH AZAM HAJI BHAM WAKF",

RANDER to said State of Gujarat Wakf Board being Registration Number B-1195 at Surat.

- U. An Application was made before the Gujarat State Wakf Board for permission under section 60 of the Wakf Act 1995 for extension of time and Board granted permission thereto sale the said property for the said consideration of Rs 75,05,000/-.
- V. The Income Tax Department preferred an appeal being A.P.O 230 OF 2001, against order dated 15th November 2000 before Hon'ble Division Bench at High Court at Calcutta and Hon'ble Division Bench was pleased to pass an order dated 8th April 2003 confirming the Judgment dated 15th November 2000 and dismissed the appeal of Income Tax Department.
- W. The Income Tax Department issued the certificate of NOC being No. AA/Kol/962/May/03 dated 10th November 2003 to transfer the said property by the Vendor for consideration of Rs 75,05,000/-.
- X. Thereafter said **Lytton Hotel Private Limited** purchased the premises No. 14/1 Sudder Street, Kolkata, which was duly registered in the Office of Registrar of Assurance, Calcutta, by virtue of the Deed of Conveyance being Deed No. 06721 for the year 2005, on 17th November, 2005 and recorded in Book No.I, Volume No.7, Page No.1 to 17, the landed area of the said premises was measuring about 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet along with two constructed brick build structures measuring area 4575 sqft and 4654 sqft be the little more or same lying and situated at premises no. 14/1 Sudder Street, P.S-New Market, Kolkata- 700 016.

- Y. In the aforesaid facts and circumstances, the Owner mutated the said property in the Kolkata Municipal Corporation, vide Assessee No.110635100229 in favor of vendor/s herein and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to deal ALL THAT piece and parcel of revenue redeemed land measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet more or less situated lying at and being premises no. 14/1 Sudder street, under K.M.C Ward No.63, Post Office- New Market, Kolkata-700016, Police Station- New Market.
- Z. The Owner being desirous to develop ALL THAT piece and parcel of revenue redeemed land measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet more or less situated lying at and being premises no 14/1 Sudder street, under K.M.C Ward No 63, vide Assessee no.110635100229, Post Office-New Market, Kolkata-700016, Police Station-New Market, hereinafter referred to as the "said Property/Premises" for commercial exploitation resolved to develop the said property through a reputed Promoter/Developer company having sound financial and infrastructural competency and credibility in the field of developing of land and/or premises in the city.
- AA. The Owner has approached and requested to the Developer herein, being one of the well known reputed real estate developers and promoters in the city, to undertake the development of the said premises/property on a joint venture basis and the developer having accepted to take on such development project on the terms, conditions, stipulations, covenants and consideration herein after appearing.
- BB. The Developer in the meantime, fully relying upon the representations made by the Owner and documents provided by the owner, as herein before recited and thereafter having made itself fully satisfied with the lawful right, title and interest of the Owner in respect of the property,

discussed with the Owner the terms, conditions and covenants upon which the development of the said property could be undertaken and after such discussions the Developer has agreed to develop the said property by utilizing land space with residential/commercial exploitation for mutual benefit and profits of both Owner and Developer in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation (herein in after referred as "**KMC**") and parties have as such agreed to enter into this Joint Venture Development Agreement on the terms, conditions, covenants and consideration hereinafter appearing.

1. DEFINITIONS

- (a) **PARTIES** : The OWNER and the Developer are herein jointly referred to as "**the parties**" and in the singular as "the party", respectively, as the context may require.
- (b) **OWNER** : The Owner shall mean the said "**Lytton Hotel Private Limited**" and its successors-in-interest, successors-in-office, administrators and/or assigns.
- (c) **DEVELOPER** : The Developer shall mean the said "**Nilambur Creators LLP**" and its successor-in-interest, successors in office, administrators and/or assigns.
- (d) **DEVELOPMENT** : Development shall mean all demolition and clearance operations on the said property and all excavation and other construction/reconstruction/renovation work and all associated drainage and infrastructure works for the development of the said property in accordance with the sanctioned building Plan, to be carried out by the developer in terms of this agreement.

- (e) **THE SAID LAND** : The said land shall mean ALL THAT piece and parcel of Complex Land measuring about 1 Bigha, 1 Cottha 1 Chittack and 5 square feet be the same a little more or less comprised in premises No. 14/1, Sudder Street, Post Office-New Market, Kolkata-700016, Police Station and Post Office -New Market, under the Kolkata Municipal Corporation more particularly described in the **First Schedule** hereunder written.
- (f) **THE SAID DEVELOPED AREA** : The said developed area shall mean **All that** the multi-storied New building or Complex comprising of residential and/or commercial, semi commercial building or buildings to be constructed on the said property comprising of different sizes of flats/commercial units/semi-commercial units TOGETHERWITH undivided proportionate share in the land AND TOGETHERWITH undivided proportionate share in common amenities, space and passages including lobby, terrace and common service area AND TOGETHERWITH deductible area including shafts, ducts AND TOGETHERWITH open/covered car parking space, be the same or little more or less would be the total developed area.
- (g) **THE SAID OWNER'S ALLOCATION** : The said Owners allocation shall mean 50% of the total developed area comprising of the saleable area TOGETHERWITH undivided proportionate share in the land AND TOGETHERWITH undivided proportionate share in common amenities, space and passages including lobby, terrace and common service area AND TOGETHERWITH open/covered car parking space, be the same or little more or less.
- (h) **THE SAID DEVELOPERS'S ALLOCATION** : The said developers allocation shall mean 50% of the total developed area comprising of the saleable area TOGETHERWITH undivided proportionate share in the land AND TOGETHERWITH undivided proportionate share in

common amenities, space and passages including lobby, terrace and common service area AND TOGETHERWITH open/covered car parking space, be the same or little more or less.

- (i) **THE SALE PROCEEDS** : The sale proceeds of any other area, besides those specified in the clause 2(g) and (h) above, if dealt with and/or sold by the developer and/or owner shall be shared in moiety by the parties.
- (j) **THE SAID DEDUCTIBLE AREA** : The said deductible area shall mean the area comprising the shafts and ducts.
- (k) **THE SAID COMMON AREA / FACILITIES** : The said common area shall mean installations and facilities including corridors, stairways, passage, pump room, over-head water tank, underground water reservoir, water pump/motor, lift/Elevator/s and other amenities and facilities of the building or buildings to be constructed on the said property.
- (l) **THE SAID SALEABLE AREA** : The said saleable area shall mean the Developed area minus common area and deductible area.
- (m) **THE PLAN** : The Plan shall mean the Building Plan prepared by the Developer and sanctioned by the Kolkata Municipal Corporation under KMC Building Rules and Regulations or any other Authority or Authorities as the case may be which also includes the plan with such modifications, alterations as may be made by the Developer in consultation with the Owner.
- (n) **FORCE MAJEURE**: Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, air raid and/or any notice from the corporation or any other statutory body or prohibitory order

of Court and/or changes in any Municipal Law or Laws restraining the construction of the New Building at the Premises.

- (o) **PROSPECTIVE PURCHASER** : The prospective purchaser/ transferee shall mean person (s), HUF, firm, limited company, Limited Liability Partnership Firm/ Partnership Firm, Association of persons to whom flats/ commercial units, semi commercial units, car parking spaces of the developed building is to be transferred/conveyed/ sold/leased.
- (p) **ARCHITECT** : The Architect shall mean such Architect/Engineer who being appointed by the Developer and who will design and plan, prepare modification of plan, alterations of the plan of the building on the said property and obtain the required sanction for construction of such building from the appropriate authority.

NOW THIS AGREEMENT WITNESSETH, RECORDS, GOVERNS AND BINDS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES HERETO as follows:

2. DEVELOPMENT & COMMERCIAL EXPLOITATION

This is for the Joint Venture Development Project and Commercial Exploitation the said property, wherein the owner shall be entitled to 50% of the said developed area in the project as the owner's allocation and the developer shall be entitled to 50% of the said developed area in the project as the developer's allocation.

3. **CONSIDERATION:**

3.1 Consideration -In consideration of allowing the Developer to construct the building or buildings on the said property at the cost of Developer and to deal with, dispose of, part with the Developer's allocation as aforesaid, the Owner will be entitled to Owner's Allocation and Developer will be entitled to Developer's Allocation.

3.2 Security Deposit -The Owner shall be secured with a interest-free adjustable/refundable security deposit of Rs 6,00,00,000/- (Rupees Six Crores only), which shall be paid to the owner as per the **Second Schedule** as indicated herein below.

4. **POWER OF ATTORNEY**

The OWNER shall execute a registered an irrevocable Power of Attorney in favour of the designated partner/developer namely, **Mr. Rameswar Prasad** (PAN : AGDPP 2821 K) son of Sri Ganesh Prasad by faith Hindu by occupation business residing at 24/1B Alipore Road, P. O. and P. S. Alipore Kolkata - 700 027, for the purpose of the said development.

4.1 POA for Development - The said registered irrevocable Power of Attorney, shall empower the Developer for obtaining the sanction plan, No-Objection certificates/clearance from appropriate authorities/departments AND for dealing with respect of developer's allocation/ dealing with banks and financial institutions for project loan and finances AND sign all necessary and relevant documents on behalf of the Owner for said purpose. AND ALSO empowering him to execute any Agreement for Sale and/or Sale Deed and/or Deed of Conveyance and/or any instrument/ Deed/ Agreement/ in respect of any or all units in favour of any prospective Purchaser with respect of

only the Developer's Allocation, subject to payment as per the payment schedule given herein. The Owner shall not be liable to any prospective buyer with whom the developer enters into an agreement and/or arrangement in respect of any or all units of the Developers Allocation, for breach thereof.

The said registered irrevocable Power of Attorney, shall further empower the Developer with the right to issue a No Objection Certificate/ any other documents on behalf of the OWNER in favour of any prospective purchaser for creating mortgage /charge in respect of the unit(s) as may be purchased by the said prospective purchaser.

5. DEVELOPMENT, SANCTION & CONSTRUCTION:

5.1 Delivery of Possession - Upon execution and registration of this Development Agreement as well as registered Power of Attorney to be granted in favour of the Developer or its nominee or nominees for execution and deal with the said landed property, the Owner herein shall put the Developer in absolute possession of the said property on the terms and conditions herein contained and in accordance with the power and authorities conferred to the Developer in accordance with the registered Power of Attorney herein agreed to be granted simultaneously with the execution of this agreement by the Owner in favour of the Developer for construction and completion of the New Building or buildings and sale the Developer's Allocation and it will continue to be in force till this agreement subsists.

5.2 Sanction Plan - The Developer, at its own costs, charges and expenses shall cause to be prepared and obtain a sanctioned Building Plan from the Kolkata Municipal Corporation under Building Rules and Regulations, for construction of the Multi-Storied Building.

5.3 No- Objection Certificates -The Developer shall, at its own cost, charges and expenses, also obtain all further relevant sanctions and

approvals from the Kolkata Municipal Corporation and relevant clearances/license/ permissions/ No-Objection Certificates from other Government/ Semi Government appropriate Authority/ Authorities that shall be required under various statutes/ local laws/ by-laws/ Rules & Regulations or any other form of enactments.

5.4 Architect & Consultants - The Developer shall be liable for the payment of all the costs, charges, expenses, professional fees and consultation fees of the Architect or any other consultants engaged by the Developer in connection with the construction and development of the development project.

5.5 Construction of the multi-storied building -The Owner hereby authorizes the Developer and the Developer herein agrees and undertakes to construct, erect and complete the building in accordance with the sanction plan, together with all internal and external service amenities, fittings and fixtures as per details and specification common to all units of the building, with such modification and changes as may be recommended and suggested by Architect. The Developer alone shall bear all such costs/ expenses incurred for the development without creating any financial liability upon the Owner.

5.6 Temporary Connections - The Developer shall be authorized to apply for and obtain at the cost of the Developer, temporary connection of water, electricity, sewerage and drainage, upon payment of the usage and applicable charges.

5.7 Completion Time - Subject to force majeure or terms and conditions of this agreement or for any default on the part of the Owner, the Developer shall complete the project in all respect and

shall hand over possession of the Owner's allocation to the Owner within 36 (Thirty Six) months from the date of obtaining the sanction plan from the Kolkata Municipal Corporation, which sanctioned plan shall be obtained by the Developer within a period of 8 (eight) months from handing over the vacant possession of the land to the developer for the development process and/or any delay caused by the Kolkata Municipal Corporation in the process of sanctioning. If, however the completion of the Project is delayed due to the Force Majeure conditions or for any other reason, then in such event the time for completion of the said project as mentioned shall stand automatically extended as hereby agreed between parties.

5.8 Space Allocation -The parties shall mutually demarcate their respective allotments in the new constructed building or buildings and shall earmark the respective allocation in terms of this agreement after sanctioning of building plan. Both the parties, shall be entitled to deal with or enter into agreement for sale or transfer and/or in any way dispose of their respective allocations, in any manner as both parties in their absolute discretion shall think fit and proper.

5.9 Further Constructions -The Developer shall construct the multistoried storied Building as per sanctioned plan of K.M.C, If, however, any extra floor can be constructed, then in that case Owner will get 50% constructed area out of the extra floor and Developer will get 50% of the constructed area out of the extra floor. All sanction fees, regularization fees, penalty etc. for construction of the extra floor shall be borne by both the parties proportionately, however, the cost of construction of such extra floor shall be borne by the Developer.

5.10 Possession upon Development - Immediately, after completion of the new building and only after procuring the completion certificate from the K.M.C., the Developer shall serve a 15 day's notice upon the

Owner to take possession of the Owner's allocation after adjustment/refund of Security Deposit amount paid to the Owners.

Furthermore, on and from the date of obtaining possession of the new building, the Owner and the Developer shall be liable to pay all outgoings, maintenance charges, electricity charges proportionate to their share within such time as may be agreed by and between the parties mutually.

5.11 Financial Arrangement and Marketing - The Developer may arrange the financial inputs if required for development of necessary infrastructure and market the project to the prospective buyers/purchasers, for this purpose the developer shall do all things necessary as deem fit by the developer such as putting of banner/ advertisement in print media etc. at its own costs, charges and expenses.

5.12 Municipal Tax and Maintenance Charges - Upon delivery of the possession of the owner's allocation in the developed building to the owners, developer's allocation in the developed building to the developer and to the prospective purchasers upon completion of the project and registration of the proper instruments/ documentations, all the taxes, charges etc. with respect to the units/flats/car parking etc. shall be borne by the occupants/ transferees/ owner/ developer for their respective shares/ allocations/units/flats, as may be applicable under Law.

6. OWNER'S REPRESENTATIONS AND WARRANTIES:

MARKETABLE TITLE

6.1 The owner has represented and warranted to the developer that the owner has the exclusive and absolute title and possession of the said property and that the owner is fully entitled to or cause to construct/ develop/ sell/ transfer/ alienate/ mortgage/ charge/ lease the property or part thereof, no other person(juristic)/association/firm has any right, title or interest of any nature whatsoever save and except as enumerated/ covenanted here in this agreement.

6.2 The owner further warrants that the Owner shall at his own costs and expenses make out a clear marketable title which is free from all encumbrances, liens, lispens, charges, acquisitions, requisitions, attachments of any and every nature and shall not affect in any manner whatsoever, the right, title and interest of the owner in respect to the said property and also upon development the right, title and interest of the developer with respect to the developer's allocation.

6.3 In regards to any future claim against the right, title and interest of the Owner over the property, the owner shall be liable to clear all such future claims, further initiate legal proceedings if necessary and do all things possible to provide/ restore clear marketable title. The Owner shall be legally and financially liable to clear all such future claims and indemnifies herein the developer to that effect.

6.4 There is no legal bar or impediment to develop and deal with the said property in any manner whatsoever. The said property is not subject to any acquisition, requisitions whatsoever by statutory authority or by public body.

6.5 The Owner specifically warrants that all the liability in respect of the said land upto the execution of this agreement shall be borne by the Owner and the developer shall not be held liable for any such liabilities.

6.6 There is no attachment either under Public Demand Recovery Act or under the Income Tax Act or under Wealth Tax Act or under any other acts or statutes in respect of the said property.

7. OWNER'S ASSURANCES :

7.1 The Owner, during the continuance of this Agreement, shall not in any way deal with, encumber, alienate the said land or any part or portion thereof nor shall create any mortgage/lease/convey/transfer/charge with respect to the said land or any part or portion thereof.

7.2 The Owner shall, immediately upon execution of this Development Agreement, assist the developer for survey and demarcation of the scheduled property, and also co-operate with/assist the Developer in construction of the boundary wall, between Premises NO. 14, Sudder Street, P.S- New Market, Kolkata- 700 016, AND premises No.14/1, Sudder Street, P.S- New Market Kolkata 700 016. The cost of construction of such boundary wall shall be borne by the developer.

7.3 The Owner shall deliver the vacant peaceful and khas possession of the said land/ property in its entirety to the Developer immediately upon the execution of this agreement. The Owner, immediately from this date, shall refrain from carrying out any commercial/business activities at the said land/premises/property or any portion thereof.

7.4The Owner shall remove/ shift all the amenities/ furniture/ fixtures from the service room / kitchen/ laundry/ generator room and other 16 rooms and hand over the possession thereof to the Developer within 15 days from the execution of this agreement, all expenses incurred in the process shall be borne by the owner.

The Developer is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks, wooden materials etc. accruing therefrom will absolutely belong to the Owners, the developer will have no right or claim thereover. The sale proceeds thereof shall go to the owner. The cost, charges and expenses for demolition and clearing of such debris, rubble, iron and steel structures, electrical fittings, bricks, wooden materials etc. from the property shall be only of the owner.

7.5 The owner shall not enter into any agreement or execute any deed or register any document for sale/transfer/lease/convey/in any way alienate/encumber in any manner whatsoever the Developer's Allocation nor the Owner shall do or cause to be done any act or thing whereby the Developer is in any way prevented or obstructed in transferring the Developer's allocation or any part thereof.

7.6The Owner shall not cause any obstruction or hindrance to the Developer for construction of multistoried building at the said land/premises/property, in terms of this agreement in any manner whatsoever.

7.7The Owner shall deposit/submit/present to the banks/financial institution all such documents including title deed of the property required for the purpose of Project/Construction finance Loans from scheduled banks and any financial institutions, as and when required by such bank/ financial institution. The Developer upon

closure of the Project/Construction finance Loans and upon release of the original documents including title deed, from such banks/ financial institution, shall handover the said original documents to the Owner.

7.8The Owner does hereby grant exclusive right of development of the said property unto and in favour of the Developer with the intent and object that the Developer shall have the necessary maps or plans prepared by an authorized Architect for being submitted to the KMC or other Authorities concerned for sanction and shall construct, erect and complete the Residential / Commercial complex having building or buildings on the said property being complete in all respects in accordance with the plan to be sanctioned by the said Authorities concerned or with such modifications as may be mutually decided by the parties.

7.9The Owner and the Developer shall cooperate with each other in every possible manner, and the Owner and/or the representative of the Owner's i.e. Constituted Attorney, shall sign plan, sign and execute all conveyances, transfers, agreements, authorities, powers, declarations, applications, notices and other papers and documents as may be required of them by the Developer, for the fulfillment of the objects and the intentions of this agreement.

7.10 The Owner further covenants that the owner shall not sale/transfer/alienate any flat/unit/units/office space/parking space of the owner's allocation, at the rate below the rate that is fixed by the developer at the time.

7.11The Owner do hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, lease out, let out or assigning and or disposing of any of the

Developer's allocated portion in the building at the said property in favour of the intending buyers of flats/apartments/ portions in the said building and also undertake to assist the Developer at the costs and expenses of the Developer to allow the Developer to deal with dispose of the Developer's allocation.

7.12 The Owner shall pay and discharge all rates, taxes, general revelation and surcharges in respect of the said property up to the date of this Agreement and Developer shall be liable to make payment of all of rates, taxes for and after the period of execution hereof to the KMC. The Owner shall also pay any Taxes/ Dues of revaluation both general and interim, payable upto the execution of this agreement to the KMC. The Owner also undertakes to pay all taxes, outgoing, dues maintenance charge from the date of taking possession of the Owner's allocation.

7.13 The Owner shall be obliged to perform all other obligations which are not specifically mentioned hereinabove as may be needed in accordance with rules, regulations and law applicable in such development work.

7.14 The Owner shall allow the Developer to promote, develop and construct the building upon the said land and to divide the same into units/flats/office space/car parking and thereafter sell/convey/transfer the same to the different buyers/ transferees only in respect to the Developer's allocation.

8. DEVELOPER'S ASSURANCES & RIGHTS :

8.1 The Developer, upon execution of this Agreement, shall have exclusive right to build/ construct/ develop/ erect a multi-storied building in terms of the building plan sanctioned by the Kolkata Municipal Corporation by demolishing the existing structures thereon. In consideration of such development, the Developer, shall be entitled to the 50% of the its allocation in the said developed area, without any hinderance or obstruction by the Owner, and further be entitled to execute any sale deed/conveyance/ agreement for lease/transfer/mortgage with respect to Developer's allocation in terms of this agreement.

8.2 The Developer shall obtain the plan sanctioned of the building or buildings to be constructed on the said property from the Kolkata Municipal Corporation on payment of sanction fee as early as possible. All costs, charges, and expenses for obtaining plan sanctioned, construction of the building or buildings on the said property including architect's fees shall be discharged and paid by the Developer and the Owner will not have any responsibility in this context thereto. The Developer shall diligently and efficiently carry out the work of Development as per the agreement.

8.3 The Developer shall ensure that the residential / commercial / semi commercial building to be erected, constructed at its own costs, charges and expenses, on the said land shall be habitable with adequate electricity, telephone and domestic water supply connections, drainage and sewerage connection.

8.4 The Developer shall pay all taxes, outgoings payable of the said property on and from the date of execution and registration of this Development Agreement and up to the date of handing over possession of the Owner's allocation PROVIDED HOWEVER the Owner and Developer shall be liable to pay all taxes, outgoings in

respect of the Owner's Allocation and Developer's respectively for their respective allocation after delivery of possession upon completion of the building.

8.5 If required, the Developer will be at liberty to modify, alter and amend the plan to be sanctioned or sanctioned by the KMC in respect of the said property, in consultation with the owner.

8.6 The Developer shall be entitled to enter into agreement for sale/lease deed or transfer/alienate/charge/execute the deed of conveyance in respect of its allocation on the basis of the General Power of Attorney and entitled to sign all necessary documents on behalf of the Owner however that such dealings shall not in any manner fasten or create any financial and legal liability upon the Owner and against the Owner's allocation in any manner whatsoever and/or howsoever.

8.7 The Developer shall further be entitled to set up temporary site office/quarters for security and staff AND put board/hoarding/signs/advertisements at the development site land till the completion of construction or termination hereof whichever is earlier.

8.8 The Developer shall be entitled to create any charge or mortgage or lien its share/ allocation in the developed building at its own risk and liability, without creating any financial or legal obligations upon the Owner AND the Developer shall be fully entitled to take Project/Construction Finance Loans or Advance or Investment from any Bank or financial institution for the purpose of completion of the project on the said land. The Owner or its representative shall

sign all necessary papers and documents as may be required for obtaining such project/Construction finance loan from any financial Institution or scheduled Bank in respect of the project. The Developer will be fully responsible for the Project loan/Construction finance taken from any financial Institution or scheduled Bank in respect of the project and the owner will not be liable for the same in any manner whatsoever and/or howsoever.

8.9 The Developer shall not do or cause to do any act detrimental to the owner's right, title and interest in the said land and owner's allocation as per the terms of this agreement.

8.10 The Developer forthwith shall have right to issue a No Objection Certificate on behalf of the Owner in favor of any prospective purchaser for creating mortgage /charge in respect of all or any flat/unit(s) as may be purchased by the said prospective purchaser or for obtaining bank loans or advance from the Bank or financial institution.

8.11 The Developer shall be obliged to perform all other obligation which is not specifically mentioned hereinabove as may be needed in accordance with rules, regulations and law applicable in such development work.

9. INDEMNITIES:

9.1 Owner Indemnifies -The Owner shall keep the Developer fully indemnified and harmless against any loss/ liability /cost/ claim /action /suit or proceedings that may arise against the Developer on account of any defect in or want of title of the Owner in respect to the land.

9.2 Developer Indemnifies - The Developer also keep the Owner indemnified and harmless against any loss liability damages cost or

claim action suit or proceeding which the Owner may suffer or incur or be put to or made liable for any reason of any failure on the part of the Developer to discharge its liabilities or obligations under these presents or under any law or statute for the time being in force or any account of any act or commission or omission in using the said property or putting up the construction.

10. COMMON RESTRICTIONS :

The Parties herein shall be jointly entitled to the roof in proportion to their respective share of allocation and abide by the restriction, impositions as mentioned in this agreement as well as may be mutually agreed between the parties in writing.

11. FORCE MAJURE:

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJURE** which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, labour unrest, restraining and/or prohibitory order of the any Court of law or Tribunal or authority established under law and/or any other acts or commission beyond the control of the Developer affected thereby and also non availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the **FORCE MAJURE**.

12. DISPUTES AND DIFFERENCES:

12.1 Arbitration -All disputes and differences between the parties arising out of the meaning construction or import of this Agreement or their respective rights and liabilities as per this agreement shall be referred to arbitration of two arbitrators - one to be appointed by the Developer and the other to be appointed by the Owner. The Arbitrators so appointed shall appoint the third arbitrator to

constitute an arbitral forum. These the Arbitrators shall be in consonance with the provision of the Indian Arbitration and Conciliation Act, 1996, as may be amended from time to time. The decision of the Arbitrators so appointed shall be binding upon the Owner and the Developer. The arbitration proceedings shall be held at Kolkata and conducted in the English language. The Courts in Kolkata shall alone have jurisdiction with regard to this Development Agreement and Indian Law would be applicable;

12.2 Jurisdiction - The Hon'ble High Court at Calcutta shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE AS REFERRED TO ABOVE
DESCRIPTION OF THE "SAID LAND"

ALL THAT piece and parcel of Free hold, Bastu Land ad-measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet to be the same little more or less comprised in premises no 14/1, Sudder street, Post Office:-New Market, Kolkata-700016, Police Station New Market under the Jurisdiction of Kolkata Municipal Corporation, K.M.C Assessee no. 11-063-51-0022-9together with partly two storied and partly one storied very old brick built structures of about 4575 sqft. and partly several asbestos sheds of about 4654 sqft. structures standing thereon within the jurisdiction of Registrar of Assurance at Kolkata which is butted and bounded as follows:

ON THE NORTH : Partly by premises No. 7E, Lindsay Street and
Partly by premises No. 6A and 6B, Lindsay Street;

ON THE SOUTH : by Sudder street;
 ON THE EAST : by Premises No. 14, Sudder Street;
 ON THE WEST : by Premises No.14/2, Sudder Street.
 OR HOWSOEVER OTHERWISE demarcated in a map or plan annexed
 hereto and bordered "RED"

THE SECOND SCHEDULE AS REFERRED TO ABOVE
PAYMENT SHCEDULE OF SECURITY DEPOSIT

Sl. no.	EVENT	AMOUNT	IN FAVOUR OF
1.	Initial Payment within 30 days of execution of the Resolution Dated - 26.08.2019	20000000.00(Two Crores)	Lytton Hotel Private Limited
2.	Within 120 days from previous payment.	2500000.00 (Twenty Five Lakhs)	Lytton Hotel Private Limited
3.	After Execution of DEVELOPMENT AGREEMENT/ POWER OF ATTORNEY (subject to fulfillment of clause 7.2, 7.3 and 7.4 by the owner)	7500000.00 (Seventy Five Lakhs)	Lytton Hotel Private Limited
4.	After Sanction Of Building Plan From Kolkata Municipal Corporation	10000000.00(One Crores)	Lytton Hotel Private Limited

5.	After three months from the date of sanction plan for construction of multistoried building	20000000.00 (Two Crores)	Lytton Hotel Private Limited
	TOTAL:	60000000.00 (Six Crores)	

MEMO OF CONSIDERATION

Received from **M/S. Nilambur Creators LLP**, Rs 2,25,00,000/- (Rupees Two Crores Twenty Five lakhs Only). The Details of payment as stated herein below:-

Sl. no.	EVENT	AMOUNT	IN FAVOUR OF
1.	Paid on 04.09.2019 (vide Ch no.- 000001 drawn on Kotak Mahindra Bank)	20000000.00 (Two Crores)	Lytton Hotel Private Limited
2.	Paid on 24.12.2019 (via RTGS vide Ch no.- 000005 drawn on Kotak Mahindra Bank transaction Ref No.- KKBKR52019122400689835)	2500000.00 (Twenty Five Lakhs)	Lytton Hotel Private Limited

Witnesses :

OWNER

for Lytton Hotel Pvt. Ltd.

Director

for Lytton Hotel Pvt. Ltd.

Director

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

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

→ Ajay Kumar Saha
88/A/1 (NRW-72) Purba Sudder
Kolkata - 700030

for Lytton Hotel Pvt. Ltd.


Director
GOUINA HASMATRAI PUNJANI
for Lytton Hotel Pvt. Ltd.


Owner

RAJU RAMCHANDI PUNJANI

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

NILAMBUR CREATORS LLP


Partner

Developer

Drafted By me

Kanshi Chakraborty

Advocate High Court

Calcutta

WB/342/2000

High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় কার্ড



Elector's Name Ash Manu
 নির্বাচক নাম অশি মনু
 Father's Name Abanti Kumar Manu
 পিতার নাম অন্টি কুমার মনু
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2005 38
 1.1.2005-এ বয়স ৩৮

Address:

Mauja - Depala Shasanabada J. L. No - 128(Ansha)
Depala Ratanagar Purba Medinipur - 731451

স্বাক্ষর:

(স্বাক্ষর করুন) (স্বাক্ষর করুন) (স্বাক্ষর করুন) (স্বাক্ষর করুন) (স্বাক্ষর করুন)
কলকাতা - ৭০০০০১

Facsimile Signature
Electoral Registration Officer
Rajshahi Division

Assembly Constituency: 212-Ramnagar

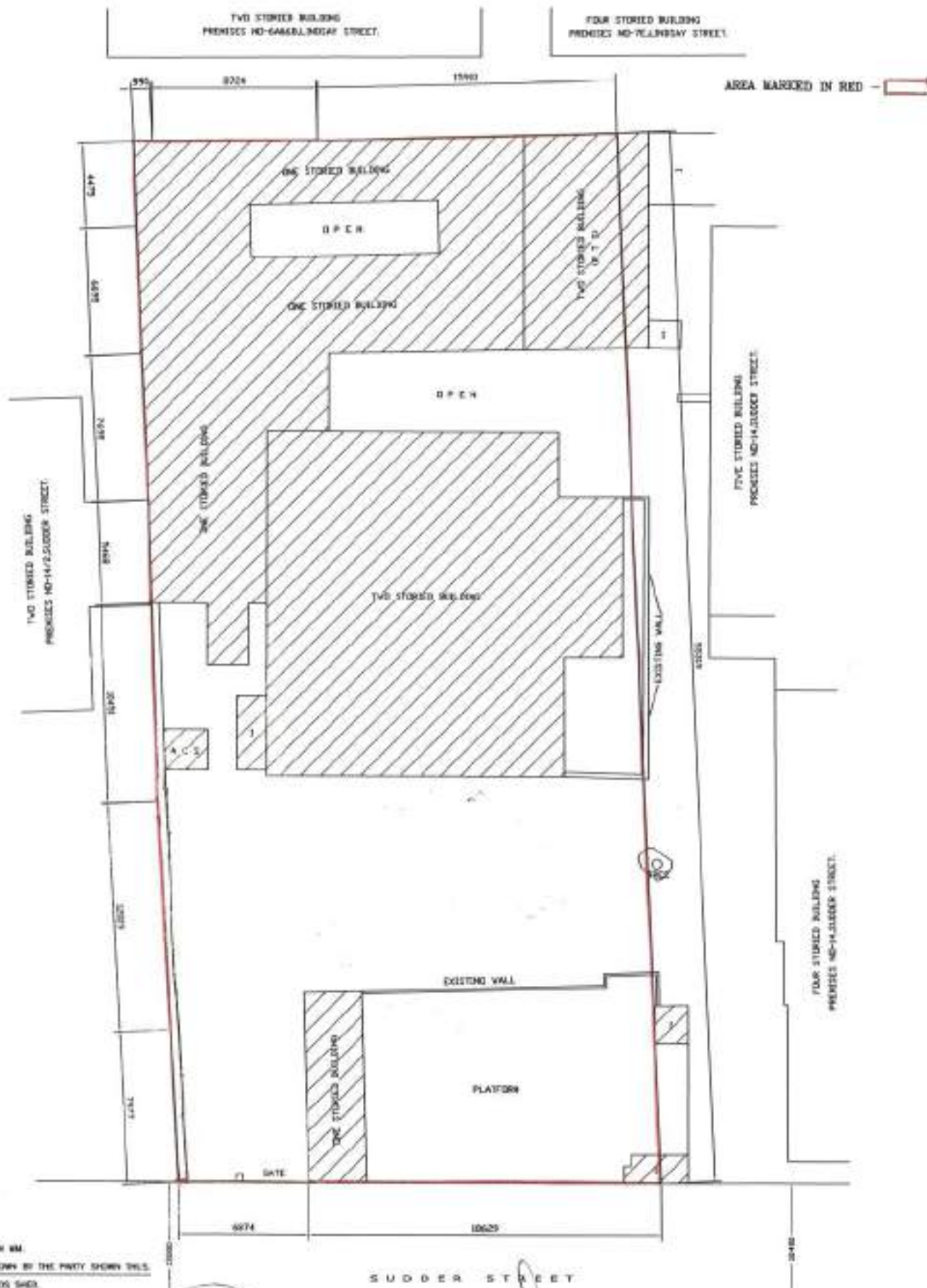
সংসদীয় এলাকা: ২১২-রামনগর

District: Purba Medinipur জেলা: পূর্ব মেদিনীপুর

Date: 25.07.2005 তারিখ: ২৫.০৭.২০০৫

DEED PLAN OF PREMISES OF NO-14/1 SUDDER STREET KOLKATA-700016.

LAND AREA = 1409.338 SQ.METRE, 01B. 01K. 01CH. 05SPT. (MORE OR LESS) ASSESSEE NO = 110635100229.



- NOTE:-
- (1) ALL DIMENSIONS ARE IN MM.
 - (2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THIS.
 - (3) A.C.S MEANS ASBESTOS SHEET.
 - (4) 'T' INDICATE ONE STORED BUILDING.

"JANIP KANYALAYA"
39, DHIRANDEVA NATH CHOSE
ROAD KOLKATA-700025.

DESIGN. U.D.S.	DRAWING NO.	DATE
CHECKD. SHEP.	C/2412C/JK/2019	28.01.2020
SCALE 1:100		

for Lytton Hotel Pvt. Ltd.

[Signature]
 Director
 SIGNATURE OF OWNER/OWNER'S

for Lytton Hotel Pvt. Ltd.

[Signature]
 Director

NILAMBUR CREATORS LLP

[Signature]
 SIGNATURE OF DEVELOPER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFN8163K

नाम
NILAMBUR CREATORS LLP

दिनांक / तारीख
Date of Issuance/Expiry

23/07/2019



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMESWAR PRASAD

GANESH PRASAD

20/12/1966

Permanent Account Number
AGDPP2821K


Signature





भारत
सरकार

AGDPP2821K

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAACL5206G



नाम (NAME)

LYTTON HOTEL PRIVATE LIMITED

दिनांक/बनने की तिथि / DATE OF INCORPORATION/FORMATION

01-02-1984



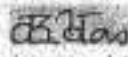

K. Das

असुर अयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर दृष्ट्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर में
संगुल असुर अयुक्त (पद्धति एवं तकनीकी),
फै. 7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	AEYPP4376C	
	नाम /NAME	
	RAJU RAMCHAND PUNWANI	
	पिता का नाम /FATHER'S NAME	
	RAMCHAND MANGHARAM PUNWANI	
	जन्म तिथि /DATE OF BIRTH	
	10-06-1960	
हस्ताक्षर /SIGNATURE		
	सहायक आयुक्त, प. सं. 41	
	COMMISSIONER OF INCOME-TAX, W.S. - 2	

इस कार्ड के खो / गिरने जलने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयुक्त, आयुक्त,
 पी-7,
 चौरंगी स्क्वायर,
 कलकत्ता - 700 060.

In case this card is lost/soiled, kindly inform/return to the issuing authority.
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 060.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYR1754878



নির্বাচকের নাম : রাজু রামচাঁদ
Elector's Name : পুনসানী
Raju Ramchand
Punwani
পিতার নাম : রামচাঁদ পুনসানী
Father's Name : Ramchand Punwani
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 10/06/1960

XYR1754878

ঠিকানা
14, সুদেব স্ট্রীট, নিউ মার্কেট, কলকাতা- 700016

Address:
14, SUDDER STREET, NEW MARKET,
KOLKATA- 700016

Date: 19/12/2014
159-ভাবানীপুর নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
অফিসারের দ্বারা স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
159-Bhabanipur Constituency

বিঃদ্রঃ- নির্বাচনের সময় যখন (ভোটার লস্টে) নির্বাচন নিয়ন্ত্রক কর্তৃক
নতুন লস্টে পরিবর্তন ঘটবে তখন লস্টে নতুন লস্টে
নিয়ন্ত্রক কর্তৃক হবে।
In case of change in address mention this Card No.
in the relevant Form 26 including your name in
the roll at the changed address and to obtain the
card with same number.



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Ramchand Punwani, 14, SUDDER STREET, Park Street, Park Street, Kolkata, West Bengal, 700016

7559 7357 8613



help@uidai.gov.in



www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1221/79990/27090

To
Raju Ramchand Punwani
S/O: Ramchand Punwani
14 SUDDER STREET
Park Street
Park Street
Circus Avenue Kolkata
West Bengal 700016
9831137102

11/01/2016

80543385



MD805433858FH



आपका आधार क्रमांक / Your Aadhaar No. :

7559 7357 8613

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Raju Ramchand Punwani
DOB : 10/06/1960
Male



7559 7357 8613

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFYPP8496A



नाम / Name
GOVIND HASMATRAJ PUNWANI

पिता का नाम / Father's Name
HASMATRAJ MANGHRIAN PUNWANI

उत्पन्न वर्ष / Date of Birth
05/07/1958


हस्ताक्षर / Signature

18012003

इस कार्ड के खोले/खोले पर कृपया सूचित करें/सूचित करें:
 आपका बैंक खाता, PAN कार्ड से प्राप्त
 सीमांकित, भंडी प्रदीप,
 प्लॉट नं. 343, सर्वे नं. 957/4,
 मोदी कॉलोनी, डीप बंगला चौक के पास,
 पिन - 411 016.

भारत सरकार

*If this card is lost/damaged to lost card is found,
 Please inform / return to:*

Income Tax PAN Services Unit, NSDL,
 4th Floor, Market Street,
 Plot No. 343, Survey No. 957/4,
 Modli Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2781 0200, Fax: 91-20-2721 8081
 e-mail: income@nsdl.com


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XYR1754910




নির্বাচকের নাম : গোবিন্দ এইচ.
 পুনওয়ানী
 Elector's Name : Govind H. Patwari

পিতার নাম : হান্সমাতারীই এম.
 পুনওয়ানী
 Father's Name : Hansmatari M. Patwari

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
 Date of Birth : 05/07/1958

XYR1754910

ঠিকানা:
 14, সুদার স্ট্রিট, নিউ মার্কেট, কলকাতা- 700016

Address:
 14, SUDDER STREET, NEW MARKET,
 KOLKATA-700016



Date: 19/12/2014

159-ভাবানীপুর বিধান সভার নির্বাচন নিয়ন্ত্রক
 অফিসের পক্ষে প্রতিনিধিত্ব করে
 Facsimile Signature of the Electoral
 Registration Officer for
 159-Bhabanipur Constituency

বিধান পরিচালনা কমিশন থেকে প্রাপ্ত বিবরণের উপর ভিত্তি করে প্রস্তুত করা হয়েছে।
 কোনো ভুল বা ত্রুটি থাকলে তাৎক্ষণিকভাবে নির্বাচন কমিশনকে অবগত করা হবে।
 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.



ভারতীয় বিনিমিত পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভাগিকাকৃতিকর আই ডি / Enrollment No.: 1127/92014/00246

To
গভীন্দ হাশমত্রাই পুট্রাশনি
Govind Hasmatrai Punwani
S/O Hasmatrai Mangram Punwani
14 SUDDER STREET
PARK STREET
Park Street
Park Street
Circus Avenue Kolkata
West Bengal 700016
9830055609

06/01/2016

368068043



MA680680439FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2282 8282 5757

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



গভীন্দ হাশমত্রাই পুট্রাশনি
Govind Hasmatrai Punwani
জন্মতারিখ / DOB : 05/07/1958
পুরুষ / Male



2282 8282 5757

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিনিমিত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O হাশমত্রাই মনগ্রাম পুট্রাশনি,
14, সুদেব স্ট্রিট, পার্ক স্ট্রিট,
পার্ক স্ট্রিট, কোলকাতা, পার্ক স্ট্রিট,
পশ্চিম বঙ্গ, 700016

Address:
S/O Hasmatrai Mangram
Punwani, 14, SUDDER STREET,
PARK STREET, Park Street,
Kolkata, Park Street, West
Bengal, 700016

2282 8282 5757



1947



help@uidai.gov.in

www

www.uidai.gov.in

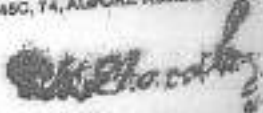

 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 HZG3730728




निर्वाचक नाम : रामेश्वर प्रसाद
 Elector's Name : Rameshwar Prasad
 पिता का नाम : गणेश प्रसाद
 Father's Name : Ganesh Prasad
 लिंग / Sex : पुरु / M
 जन्म तिथि / Date of Birth : 20/12/1966

HZG3730728
 ठिकाना:
 24 बसिण्डा रोड, कोट्टा नं. 1 24 टावर 74,
 बसिण्डा, कन्नडा 560027

Address:
 24/B ALIPOORROAD Premises No. 24
 to 45C, 74, ALPORE KANARA 560027



Date: 19/02/2018
 148-बसिण्डा निर्वाचक निर्वाचन
 अधिकारी का कार्यालय
 Facsimile Signature of the Electoral
 Registration Officer for
 148-Alipore Constituency

निर्वाचन आयोग को यह सूचना देना आवश्यक है कि यदि कोई मतदाता अपने पते में परिवर्तन करता है तो वह संबंधित पते को इस कार्ड में उचित रूप में दर्ज करके इसे आयोग को भेजना चाहिए।
 In case of change of address mention this Card No. in the relevant Form and to obtain the card with same number.



ভারত সরকার
Government of India



রামস্বর প্রসাদ
Ramswar Prasad
পিতা : গনেশ প্রসাদ
Father : GANESH PRASAD
জন্ম তারিখ / Year of Birth : 1966
পুংসব / Male



8892 1690 9232

- সাধারণ মানুষের অধিকার



india.gov.in

1800 300 9002

8892 1690 9232

Unique Identification Authority of India
Address: 24/বি. এফ.ই.সি. এফ.ই.সি. ১/১১, এম্পোর রোড, এম্পোর
৯, গুৱাহাটী, অসম, ৭৮১০০১
H.O. Assam, Kokola, West
Bengal, 700027

Major Information of the Deed

Deed No :	I-1904-00859/2020	Date of Registration	29/01/2020
Query No / Year	1904-0000122743/2020	Office where deed is registered	
Query Date	21/01/2020 2:47:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAMESWAR PRASAD 24/1B ALIPORE ROAD KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831030775. Status : Buyer/Claimant		
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 : 6,00,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,37,91,351/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 6,00,025/- (Article:E, E, B, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudder Street, , Premises No: 14/1, , Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	1 Bigha 1 Katha 1 Chatak 5 Sq Ft	1/-	40,64,86,976/-	Property is on Road
Grand Total :				34.7646Dec	1 /-	4064,86,976 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9229 Sq Ft.	1/-	1,73,04,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 9229 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9229 sq ft	1 /-	173,04,375 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LYTTON HOTEL PRIVATE LIMITED 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAACL5206G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NILAMBUR CREATORS LLP 16 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAQFN8163K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJU RAMCHAND PUNWANI Son of Late RAMCHAND MANGHARAM PUNWANI 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEYPP4376C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LYTTON HOTEL PRIVATE LIMITED (as DIRECTOR)
2	Mr RAMESWAR PRASAD (Presentant) Son of Mr GANESH PRASAD 24/1B ALIPORE ROAD KOLKATA 700027, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGDPP2821K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NILAMBUR CREATORS LLP (as PARTNER)
3	Mr GOVIND HASMATRAI PUNWANI Son of Late HASMATRAI PUNWANI , 14, SUDDER STREET, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPP8496A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LYTTON HOTEL PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIT MANNA Son of Mr A K MANNA 6 OLD POST OFFICE STREET KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr RAJU RAMCHAND PUNWANI, Mr RAMESWAR PRASAD, Mr GOVIND HASMATRAI PUNWANI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	LYTTON HOTEL PRIVATE LIMITED	NILAMBUR CREATORS LLP-34.7646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	LYTTON HOTEL PRIVATE LIMITED	NILAMBUR CREATORS LLP-9229.00000000 Sq Ft



On 21-01-2020

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 42,37,91,351/-



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 28-01-2020

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

Presented for registration at 17:45 hrs on 28-01-2020, at the Private residence by Mr RAMESWAR PRASAD ,

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

Execution is admitted on 28-01-2020 by Mr RAJU RAMCHAND PUNWANI, DIRECTOR, LYTTON HOTEL PRIVATE LIMITED, 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-01-2020 by Mr RAMESWAR PRASAD, PARTNER, NILAMBUR CREATORS LLP, 16 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-01-2020 by Mr GOVIND HASMATRAI PUNWANI, Director, LYTTON HOTEL PRIVATE LIMITED, 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 29-01-2020

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 6,00,025/- (B = Rs 6,00,000/- ,E = Rs 21/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,00,025/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2020 8:13PM with Govt. Ref. No: 192019200166100798 on 27-01-2020, Amount Rs: 6,00,025/-,
Bank: SBI EPay (SBlePay), Ref. No. 8212929695902 on 27-01-2020, Head of Account 0030-03-104-001-16

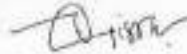
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4282, Amount: Rs.50/-, Date of Purchase: 22/01/2020, Vendor name: M K Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2020 8:13PM with Govt. Ref. No: 192019200166100798 on 27-01-2020, Amount Rs: 74,971/-, Bank:
SBI EPay (SBlePay), Ref. No. 8212929695902 on 27-01-2020, Head of Account 0030-02-103-003-02



Tridip Misra
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 1904-2020, Page from 54889 to 54948

being No 190400859 for the year 2020.



Digitally signed by TRIDIP MISRA
Date: 2020.02.04 16:57:50 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/02/04 04:57:50 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)
