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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

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Additional Registrar
of Assurances, Kolkata
28. 4. 15

DEVELOPMENT AGREEMENT

This Agreement entered into on this the 7th day of January 2015 at Kolkata

-:between:-

Handwritten signature

Agust. 16

Sourav Saha.

1. **Indraloke Tradelinks Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
2. **Panther Management Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
3. **Integrity Consultancy Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
4. **Welkin Dealers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
5. **Sunfast Vinimay Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
6. **Monopoly Tradelinks Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
7. **Jackpot Advisory Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
8. **Octagon Tradelinks Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
9. **Butterfly Advisory Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
10. **Pankaj Management Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
11. **Fairland Suppliers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

12. **Mountview Advisory Services Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
13. **Everlink Vincom Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
14. **Daylight Distributors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
15. **Aakav Devcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
16. **Amazing Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
17. **Anandmayee Housing Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
18. **Balkrishan Infracon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
19. **Bemishal Promoters Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
20. **Bhavsagar Niwas Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
21. **Goodside Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
22. **Dios Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

23. **Circular Realcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
24. **Vedvani Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
25. **Winsher Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
26. **Everlink Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
27. **Gajrup Complex Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
28. **Everrise Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
29. **Parrot Complex Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
30. **Bhootnath Housing Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
31. **ELK Devcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
32. **Hilmil Infracon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
33. **Hence Promoters Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

34. **Hardsoft Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
35. **Pattern Nirman Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
36. **Queencity Complex Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
37. **Sagam Devcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
38. **Sarvlok Hirise Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
39. **Namchi Devcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
40. **Shivpariwar Developers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
41. **Siddhibhumi Niwas Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
42. **Snowberry Buildtech Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
43. **Linton Towers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
44. **Zaljog Complex Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

45. **Topmost Complex Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
46. **Seabird Niwas Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
47. **Viewline Hirise Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
48. **Katrina Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
49. **Amrit Realcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
50. **Lucky Hirise Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
51. **Jota Builders Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
52. **Quality Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
53. **Premkunj Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
54. **Prayas Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
55. **Panchwati Infracon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

56. **Oversure Nirman Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
57. **Motilal Hirise Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
58. **Daava Realcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
59. **Meantime Buildcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
60. **Mangalmayee Realtors Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
61. **Anju Promoters Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
62. **Linkview Housing Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
63. **Linkplan Properties Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
64. **Likewise Construction Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
65. **Evertime Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
66. **Kush Residency Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,

67. **Balmukund Marketing Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
68. **Clock Tradelink Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
69. **Desire Sales Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
70. **Lord Dealers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
71. **Moonlight Dealtrade Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
72. **Orchid Infracon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
73. **Orchid Realcon Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
74. **Queen Dealers Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
75. **Smile Dealcom Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur,
76. **Sunlight Dealtrade Private Limited**, a company within the meaning of the Companies Act, 2013 and having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur

hereafter collectively called the "**Owners**" (which shall include their respective successors-in-interest and/or assigns) of the **One Part**, and all represented by their authorized signatory Mr. Sourav Seth, son of Sri Rabindra Nath Seth, residing at 32, Tili Sarak Lane, P.O. Bansberia, P.S. Mogra, District Hooghly, PIN-712502

AND

DTC Projects Private Limited, a company within the meaning of the Companies Act, 2013 and having its registered office at 1, Netaji Subhash Road, Kolkata – 700 001, hereafter called the "**Developer**" (which shall include its successors-in-interest and/or assigns) of the **Other Part**, and represented by one of its directors Mr. Ayush Jalan, son of Sri Dinesh Jalan, residing at 34, Ballygunge Circular Road, under P.S. Ballygunge, Kolkata-700019.

WHEREAS:

- A. The Owners jointly are the absolute owners of the plot of land measuring about 9 Acres and 32 Decimals in Mouza Daulatpur under P.S. Bishnupur, District South 24-Parganas, more fully described in **Schedule-A** hereto and hereafter called the "**Land**", in undivided unequal shares.
- B. The Developer along with the Owner Nos.1 to 14, hereafter collectively called the "**Connecting Land Owners**", are jointly the absolute owners of the plot of land measuring about 20 Decimals in Mouza Hanspukuria under P.S. Thakurpukur, District South 24-Parganas, more fully described in **Schedule-B** hereto and hereafter called the "**Connecting Land**", in undivided unequal shares.
- C. The Owners were desirous of developing the Land. The Developer is a real estate developer of repute. The Parties mutually agreed to have a housing complex constructed at the Land on the terms and conditions as recorded hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

ARTICLE I – DEFINITIONS

1. In this Agreement, unless otherwise specifically mentioned:
 - 1.1 "**Owners**" shall mean the owners of the Land as hereinbefore mentioned and includes their respective successors-in-interest and/or assigns.
 - 1.2 "**Connecting Land Owners**" shall mean and include the Owner Nos. 1 to 14 and the Developer.
 - 1.3 "**Developer**" shall mean DTC Projects Private Limited.
 - 1.4 "**Land**" shall mean the plot of land described in **Schedule-A** hereto and delineated in **RED** in the annexed plan.
 - 1.5 "**Connecting Land**" shall mean the plot of land described in **Schedule-B** hereto and delineated in **YELLOW** in the annexed plan.

- 1.6 **"Sanctioning Authority"** shall mean the authority having the power of sanctioning plans for construction in the territorial area where the Land and the Connecting Land, as the case may be, are situated.
- 1.7 **"Complex"** shall mean the housing complex to be constructed on the Land.
- 1.8 **"Blocks"** shall mean the buildings to be constructed within the Complex.
- 1.9 **"Units"** shall mean the self-contained portions of the Blocks that can be separately and exclusively used and enjoyed.
- 1.10 **"Parking Spaces"** shall mean the spaces meant for parking of cars or two wheelers within the Complex, whether covered or open.
- 1.11 **"Plan"** shall mean the plan or plans, elevations, designs, drawings and specifications of the entire Complex including modification or variation thereon which may be made from time to time and as shall be sanctioned by the Sanctioning Authority availing the maximum Floor Area Ratio (FAR) permissible under the applicable Acts and/or Rules of the Sanctioning Authority.
- 1.12 **"Architect"** shall mean any person or Firm or Company whom the Developer may appoint with the consent of the Owners from time to time as the Architect for the Complex.
- 1.13 **"Saleable Areas"** shall mean and include all areas that can be exclusively and separately sold and which will include without limitation the Units and the Parking Spaces.
- 1.14 **"Transferees"** shall mean the persons to whom any Saleable Area will be sold and include the Owners or the Developer, as the case may be, for the unsold Saleable Areas.
- 1.15 **"Sale Proceeds"** shall mean and include all amounts to be received from the Transferees towards price of the Saleable Areas and other fees and charges, but shall not include any deposits by whatsoever name called, and after deducting therefrom all charges and/or fees to be paid to the brokers.
- 1.16 **"Management Company"** shall mean a body of the Transferees to be formed by the Developer which will ultimately manage the affairs of the Complex.
- 1.17 **"Project"** shall mean and include all costs, charges and/or expenses in connection

with:

- 1.17.1 Conversion of the Land and the Connecting Land from "Sali" to "Bastu";
- 1.17.2 Appointment of the Architect;
- 1.17.3 Having the Plan prepared by the Architect;
- 1.17.4 Having the Plan sanctioned by the Sanctioning Authority upon paying the requisite fees;
- 1.17.5 Engaging requisite contractors;
- 1.17.6 Constructing the Complex, completing the same in all respects in accordance with the Plan and to make all the Blocks as also all the other portions of the Complex tenantable;
- 1.17.7 Obtaining Completion/Occupancy Certificate upon payment of all requisite fees.

ARTICLE II – COMMENCEMENT

2. This Agreement shall be deemed to have been commenced on and with effect from the date of its execution.

ARTICLE III- REPRESENTATIONS OF THE OWNERS AND CONNECTING LAND OWNERS

3. The Owners and the Connecting Land Owners represent and covenant that:
 - 3.1 They jointly are the absolute owners of the Land and the Connecting Land in the manner mentioned in Clauses 1.1 and 1.2, completely seized and possessed thereof and otherwise well and sufficiently entitled thereto.
 - 3.2 The Land and the Connecting Land are free from all encumbrances of every nature whatsoever.
 - 3.3 They shall sign all such forms and papers as shall be required by the Developer for the purpose of executing the Project.
 - 3.4 All municipal and/or panchayat rates, taxes, khazanas (land revenue), cess or any other outgoings in respect of the Land and the Connecting Land has been paid by them till the date hereof.

ARTICLE IV –THE RIGHTS & OBLIGATIONS OF THE DEVELOPER

- 4.1 The Owners and the Connecting Land Owners hereby grant the exclusive right to the Developer to execute the Project at its sole costs, expenses and risks. In the event any sum becomes refundable originally spent by the Developer on account of Plan sanction fee or any other, the Developer solely shall be entitled to such refund.
- 4.2 The developmental rights hereby granted shall not be construed as a demise or assignment creating any charge or conveyance of the Land or any part or portion thereof by the Owners to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive license to the Developer to commercially exploit (make construction on the Land) in terms hereof and to deal with the Units.
- 4.3 The Owners and their authorized representatives shall at all times have the right to inspect the progress of the Project during its execution and offer suggestions for any modification or alterations, which the Developer shall be bound to carry out.
- 4.4 The Owners hereby authorize the Developer to sell the Saleable Areas to Transferees whether the continuance of the execution of the Project or after its total completion, as may be considered prudent by the Developer, but at the market rate prevailing as on the date of entering into agreements for sale with the Transferees as also to collect the entire Sale Proceeds from them.
- 4.5 The Developer shall be responsible and hereby guarantees that it shall rectify at its own cost, all constructional defects, if any, in any part or portion of the Complex including without limitation those leading to leakages, blockage, flooding, stagnation, relating to storm/rain water and which are intimated to the Developer by the Transferees but within three years from handing over possession of that part or portion of the Complex and ensure that none of the Owners are held liable for the same in any manner whatsoever.
- 4.6 The Developer shall be entitled to create charge /mortgage /lien over the Land and/or or any part thereof in favour of any banks or the financial institutions or private financiers, equity funds, insurance companies and/or any other financier for the purpose of raising funds for execution of the Project by way of deposit of title deeds or otherwise and for which the Owners shall be deemed to have hereby conferred their necessary consent.

ARTICLE V –DEPOSITAND ENTITLEMENTS

- 5.1 To guarantee the fulfillment of its obligations hereunder, the Developer shall deposit an interest free refundable Security Deposit of Rs.6,25,000/- (Rupees six lac and

twenty-five thousand) to each of the Owner Nos. 1 to 14 and Rs.6,00,000/- (Rupees six lac) to each of the Owner Nos. 15 to 76, that is, an aggregate amount of Rs.4,59,50,000/- (Rupees four crore fifty-nine lac and fifty thousand).

- 5.2 In consideration of granting the developmental rights to the Developer, each of the Owners will be entitled to 0.04% (zero decimal zero four percent) of the total Sale Proceeds, which the Developer will pay to each of the Owners after completion of the Project. While making this payment, the Developer may deduct the amounts of the Security Deposit deposited to it by the Owners, if it has not been refunded to the Developer by any of them prior to the Developer making such payment.
- 5.3 The balance of the Sale Proceeds remaining with the Developer after paying to the Owners shall be retained by the Developer for executing the Project.

ARTICLE VI-PROCEDURE

- 6.1 The Land and the Connecting Land shall always be deemed to be in the possession of their respective owners till the completion of the Project. However, the Owners shall simultaneously with the signing of this Agreement, execute and register a Power of Attorney in favour of the Developer in the form to be drafted by the Advocates of the Developer empowering it, *inter alia*, to:
- 6.1.1 Institute, defend or conduct any proceedings in any court or courts, judicial and/or quasi-judicial, and/or other statutory authorities and/or bodies relating to the Land or the Connecting Land in any matter whatsoever and for such purposes, appoint advocates, pleaders and/or solicitors;
- 6.1.2 Apply to the appropriate authority and to take necessary steps to have the nature of the Land and the Connecting Land converted from agricultural (Sali) to homestead (Bastu);
- 6.1.3 Appoint an architect for the Project to prepare Plan, have the same revised or modified, if so required, and sanctioned by the Sanctioning Authority;
- 6.1.4 Appoint such contractors, managers, labourers and workmen for executing the Project;
- 6.1.5 Pay all rates, taxes and other charges payable to the concerned municipality or gram panchayat or any other statutory authorities on behalf of the Owners;
- 6.1.6 Apply for and obtain all requisite permissions, sanctions and/or licenses for the Project and/or for obtaining the provisions of utilities therein;

- 6.1.7 Appoint contractors for the Project and purchase materials for its execution;
 - 6.1.8 Obtain loans for the Project including by mortgaging the Land and/or the Connecting Land by way of deposit of title deeds or otherwise and sign and execute all deeds, papers and/or documents for obtaining the same;
 - 6.1.9 Executing the Project and do all necessary acts, deeds, matters and things therefor;
 - 6.1.10 Have the Blocks and the Complex constructed and the Project completed in all respects in accordance with the Plan to be sanctioned;
 - 6.1.11 Sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time;
 - 6.1.12 Sign all applications, forms and undertakings, correspondences and writings, affidavits, declarations and indemnities, if necessary;
 - 6.1.13 Apply for and obtain temporary and permanent connections for water, electricity, drainage, sewerage and/or gas to the Blocks and other inputs and facilities required for the construction or enjoyment of the Blocks;
 - 6.1.14 Enter into the Agreements for Sale, execute the Conveyances of the Saleable Areas with the Transferees and admit such execution before the concerned registrar and to receive the advance money/earnest money and/or the full consideration money from the sales thereof.
- 6.2 The Owners shall not revoke the above mentioned Power of Attorney subject however to the Developer carrying out its various obligations hereunder in its true intent and spirit.
 - 6.3 The Owners shall sign all such other and further documents, letters, undertakings, agreements, affidavits, declaration by whatever name called in furtherance of this Agreement as may be required by the Developer or its Advocates.
 - 6.4 The Original Title Deeds and all other documents relating to the Land and the Connecting Land shall be handed over by the Owners to the Developer simultaneously with the execution hereof and the same shall be kept in trust by the Developer till the complete performance and conclusion of this Agreement. After completion of the Project and sale of the Saleable Areas, the Developer shall handover these to the Association/Management Company of the Transferees to be formed.

- 6.5 All deposits such as Sinking Fund Deposit, Maintenance Deposit, Corpus Deposit, if any collected by the Developer, shall be transferred by it to the Association/Management Company of the Transferees upon its formation. Till such handing over, the Developer shall keep and maintain proper accounts of all these amounts and be responsible and liable therefor.

ARTICLE VII- CONSTRUCTION AND DEVELOPMENT

- 7.1 The Developer shall at its own costs, construct, erect, and complete the Complex in accordance with the Plan and the Specifications as mentioned in **Schedule-C** hereto and with good and standard materials as may be specified by the Architects from time to time.
- 7.2 The quality of the materials to be used by the Developer for the Project shall be certified by the Architect from time to time and until any material is so certified, the Developer shall not use the same.
- 7.3 The Project shall be so executed that each Block is provided with lifts, pumps, tube-well, water storage tanks, overhead reservoirs, electrification, permanent electric connections obtained from the concerned Electricity Board/Authority and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential and/or multi-storied buildings having self-contained apartments and constructed for sale of constructed areas therein on ownership basis.
- 7.4 The name of the Project shall be as decided by the Developer in consultation with the Owners.
- 7.5 The Developer may appoint and/or avail the services of Third Parties for the purpose of carrying out its duties and obligations as provided for in this Agreement. The Owners shall not have any objections in relation to such appointments by the Developer nor be liable to any of such Third Parties in any manner whatsoever or for any of their acts, all of which shall be sole responsibility of the Developer.
- 7.6 All costs, charges and expenses, including Architect's fees, and/or any damages, losses caused owing to negligence, carelessness and/or any other reason during the construction of the Blocks shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE VIII - ADDITIONAL F.A.R

- 8.1 If at any time in future, the Land becomes entitled to any increased and/or additional

FAR, in any manner whatsoever, the Developer shall compulsorily avail of and utilize the same by constructing, at its sole costs and expenses, additional floors on the Blocks and/or by constructing one or more other Blocks elsewhere on the Land, as be permitted, and the Owners shall be deemed to have granted their consent to such additional construction hereunder.

- 8.2 In event of any such additional F.A.R being availed, the Sale Proceeds from selling the Saleable Areas of these additional areas shall be shared between the Parties in the same manner as hereinbefore mentioned.

ARTICLE IX – ADDITIONAL LAND

- 9.1 If the Owners purchase any further lands adjacent to the Land, then such lands will be deemed to be included in the Complex for all purposes, the Project deemed to be extended to such areas as well and the Sale Proceeds to be received from the sale of the Saleable Areas from the additional constructions made thereat will be distributed in the same manner as if Additional FAR had been obtained.
- 9.2 In the event the Developer buys any lands adjacent to the Land and/or the Connecting Land or enters into any development arrangement with the owner(s) of any land(s) adjacent to the Land and/or the Connecting Land, then and in such an event, the Owners and the Connecting Land Owners shall grant transferable and heritable right of way for ingress and egress over the Connecting Land and the Land in perpetuity to such land, purchased by the Developer or developed by it, as the case may be.

ARTICLE X - MANAGEMENT COMPANY

- 10 Though initially the Developer shall manage the affairs of the Complex, but for ultimately managing the affairs of the Complex on a regular basis, it shall form the Management Company under such Act as it may deem fit and proper. The Developer shall make the initial rules and regulation and also the various provisions for the Management Company and the same shall be binding upon all the Transferees till such time the Developer hands over the management charge upon the Management Company.

ARTICLE XI – OBLIGATIONS OF THE OWNERS

- 11 The Owners hereby covenant with the Developer not to:
- 11.1 Enter into any other arrangement or agreement for development of the Land.
- 11.2 Cause any interference or hindrance to the Developer in execution of the Project.
- 11.3 Do any act, deed, matter and/or thing whereby the marketing agents or professional brokers appointed for the sale of the Saleable Areas are or may be prevented from

selling, and/or disposing of any of these.

11.4 Let out, mortgage, and/or charge the Land and/or the Connecting Land or any portion thereof.

11.5 Sell any of their undivided interest in the Land or the Connecting Land, as the case may be, without this Agreement being a covenant running with such sale.

ARTICLE XII – DEVELOPER’S OBLIGATIONS

12 The Developer shall:

12.1 Execute the Project in phases, the first of which shall be within 36 (thirty-six) months from the date of commencement of the construction of the particular Block, which may be extended by a grace period of 6 (six) months, and the subsequent phases will be developed as per planning as be mutually decided.

12.2 Not violate or contravene the provisions of any Acts and/or Rules applicable in executing the Project.

12.3 Sell make best efforts to sell all the Saleable Areas within 5 (five) years from the grant of the Completion Certificate and/or Occupancy Certificate, as the case may be, in respect of any part of the Project or, if such Certificate is granted after completion of the entire Project, all the Saleable Areas within the above period.

12.4 Shall be treated to have become the de-facto owner of all the Saleable Areas in the event any remain unsold even upon completion of construction of the entire Complex and, in such an event, the Parties shall mutually estimate an amount as the Sale Proceeds of the unsold Saleable Areas and thereafter the Developer shall remit to all the Owners their respective shares of the Sale Proceeds, including the share of the estimated Sale Proceeds, as if the Project is completed.

ARTICLE XIII – OWNERS’ INDEMNITY

13 All the Owners hereby jointly and severally undertake to keep the Developer saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims arising due to any fault of any of the Owners with regards to the title of the Land and/or the Connecting Land or for any defect therein.

ARTICLE XIV – DEVELOPER’S INDEMNITY

14 The Developer hereby undertakes to keep each of the Owners saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims that may arise out of any act of commission or omission by the Developer in execution of the Project and/or in

the matter of construction of the Complex and/or for any defect therein.

ARTICLE XV – CRITICAL DECISIONS AND OPERATIONS

15.1 All important decisions related to the Project shall be taken jointly by the Owners and the Developer which will include but not be limited to the following:

15.1.1 Appointments of Architects.

15.1.2 Designing of the Project.

15.1.3 Appointments of Landscaping Consultants for the Project.

15.1.4 Appointment of Marketing Consultants.

15.1.5 Appointment of Media Planner.

15.1.6 Specifications of the Project, if any not be specifically mentioned in **Schedule-C**.

15.1.7 Sales and Pricing Policy.

15.1.8 Marketing Strategy.

15.2 The regular day to day management of the Project shall be done by the Developer. A system of reporting and co-ordination between the Owners and the Developer shall be framed and decided mutually by the Parties and further reporting shall be done adhering to such framework as decided.

ARTICLE XVI– MISCELLANEOUS

16.1 All presentations, technical know-how, reports, plans and any other documentation and material prepared by the Developer and received by the Owners under this Agreement and all information, concepts, ideas and other results of whatsoever nature including any intellectual property right with respect thereto, which in any way relate to the execution of the Project or the works to be performed by the Developer for the Owners under this Agreement, shall be the exclusively property of the Developer.

16.2 On and from the date of completion of the Complex, the Transferees shall be liable to pay and bear charges on account of property tax and/or any other taxes payable in respect of their respective Saleable Areas.

ARTICLE XVII - FORCE MAJEURE

17.1 None of the Parties shall be liable for any obligation hereunder to the extent the

performance whereof is prevented by the existence of any Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

17.2 Force Majeure shall mean:

- 17.2.1 War (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or directly affecting the Development.
- 17.2.2 Riot, insurrection or other civil commotion, in each case in around the Land and/or the Connecting Land and affecting Development.
- 17.2.3 Any effect due to natural calamities, including but not limited to, lighting, fire, earthquake, tidal wave, flood, storm, cyclone, tempest, typhoon or tornado, in or around the Land or the Connecting Land and affecting Development.
- 17.2.4 Labour Unrest or their non-availability.
- 17.2.5 Abnormal Increase in prices or non-availability of building materials or shortage in supply thereof.
- 17.2.6 Non-performance by contractors.
- 17.2.7 Acts of God.
- 17.2.8 Recession in economy or in the industry.
- 17.2.9 Prohibitory orders from any Court of Law or Judicial or Quasi - Judicial Authorities, Statutory Bodies or Departments, Municipalities, Governments.
- 17.2.10 Delay in obtaining any sanction, permission, approval, consent and/or certificates relating to the Project from the Government, Central or State and/or any statutory authorities.

ARTICLE XVIII-CONFIDENTIALITY

18 No party shall, without the prior written consent of the other, at any time divulge or disclose or suffer or permit any of its servants or agents to divulge or disclose to any person any information which is by its nature or is marked as proprietary material or "confidential" concerning the other (including any information concerning the contents of this Agreement) except to its officers, directors, employers, agents, representatives and/or professional advisors or as may be required by any law, rule regulation and/or any judicial process, provided however, that a party, with the written consent of the other Party, may issue press releases containing non-sensitive information in relation to the progress of the Project. This provision shall not apply to information:

18.1 Already in the public domain, otherwise than by breach of this Agreement.

18.2 Already in the possession of the receiving Party on a lawful basis before it was received from the other Party in connection with this Agreement and which was not obtained under any obligation of confidentiality.

- 18.3 Obtained from a third party who is free to divulge the same and which was not obtained under any obligation of confidentiality.
- 18.4 Which are required to be disclosed by judicial, administrative or stock exchange process in any enquiry, investigation, action suit, proceeding or claim or otherwise by or under any Applicable Law or by any government authority.

ARTICLE XIX- NOTICES

- 19 Notices, demand or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by speed post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this Agreement or to such other address or tele fax number as any party may from time to time duly notify to the other. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place of receipt (or if given by registered post with acknowledgment due) two days after posting and proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such tele fax was duly dispatched to a current tele fax number of the addressee.

ARTICLE XX-DISPUTE RESOLUTION

- 20.1 If any dispute or difference or claims of any kind arises between the Parties in connection with construction, interpretation or application of any of the terms and/or conditions or any matter or thing in any way connected with or in connection with or arising out of this Agreement, whether before or after the termination of this Agreement, the Parties shall meet together promptly, at request of any Party, in an effort to resolve such dispute, difference or claim by discussion between them.
- 20.2 All disputes arising out of or in connection with this development agreement shall be referred to the sole arbitrator to be appointed with the consent of the parties. If there is no consent on a common name of a person to be appointed as sole arbitrator, the dispute shall be referred to arbitration in terms of the provision of the Arbitration and Conciliation Act, 1996 and rules and regulation made there under. Both the parties shall be entitled to nominate one arbitrator each and the nominated arbitrator shall appoint the umpire to form the arbitral tribunal.
- 20.3 The place of arbitration shall be Kolkata, the arbitration hearings, if required, can be held elsewhere from time to time by mutual agreement of the Parties.
- 20.4 The request for arbitration, the answer to the request, the terms of reference, all written submissions, orders and rulings shall be in English and, if oral hearings take place,

English shall be the language to be used in the hearings.

- 20.5 The fees and expenses of the arbitrators and all other expenses for holding the arbitration shall be initially borne and paid by the respective Parties subject to determination by the arbitrators.
- 20.6 Pending the submission of and /or decision on dispute, difference or claim or until the Arbitral award is published the Parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XXI –WAIVER

- 21 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the Parties hereto shall not constitute a waiver by such Party of the right to pursue any other available remedy.

ARTICLE XXII – SEVERABILITY

- 22 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

ARTICLE XXIII- MODIFICATIONS

- 23 This Agreement together with its Schedules constitutes the entire agreement between the Parties and no modifications, amendments or waiver of any of the provisions hereof shall be effective unless made in writing, specifically referring to this Agreement and duly signed by all the Parties hereto.

ARTICLE XXIV- JURISDICTION

- 24 This Agreement is being executed in Kolkata and the Courts of Kolkata shall have exclusive jurisdiction to try and entertain all suits proceedings arising out of this Agreement.

ARTICLE XXV- ENTIRE AGREEMENT

- 25 This Agreement supersedes all documents and/or writing and/or correspondence exchanged between the Parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by all the Parties.

Schedule-A**[The Land]**

ALL THAT the piece or parcel of Sali Land containing an area of 932 Decimals (9 Acres and 32 Decimals), be the same a little more or less, comprised in several R.S. Dag Nos. and R.S. Khatian Nos. mentioned below in **Mouza Daulatpur**, currently recorded in **L.R. Khatian Nos.** 3028, 3029, 3065, 3051, 3025, 3035, 3067, 3094, 3036, 3034, 3039, 3070, 3023, 3081, 3038, 3033, 3042, 3044, 3020, 3043, 3037, 3031, 3030, 3032, 3048, 3064, 3019, 3021, 3092, 3026, 3060, 3082, 3050, 3087, 3024, 3093, 3089, 3056, 3083, 3084, 4111, 3047, 3045, 3052, 3046, 3091, 3049, 3090, 3053, 3054, 3055, 3063, 3057, 3058, 3085, 3059, 3086, 3062, 3040, 3088, 3041, 3061, 3075, 3078, 3077, 3080, 3068, 3069, 3073, 3072, 3079, 3074, 3076, 3066, 3071, 3027 (previous L.R. Khatian No. 2323 and before this 2231), J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas comprised in:-

R.S. and L.R. Dag No.	R.S. Khatian No.	Land (in Acres)
12 (part)	134 (part)	0.06
13 (part)	466, 467 & 285 (part)	1.75
18 (part)	571 (part)	0.09
19 (part)	363 (part)	0.12
21 (part)	439 & 239 (part)	0.23
24 (part)	439 & 239 (part)	0.67
25	470, 318, 468, 472, 467	2.72
26	96	1.48
56 (part)	134 (part)	0.75
55 (part)	268 (part)	1.45

Total: 9.32

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **RED** thereon.

Schedule-B**[The Connecting Land]**

ALL THAT the piece or parcel of Sali Land containing an area of 20 Decimals, be the same a little more or less, comprised in R.S. Dag No. 506 (part), corresponding to L.R. Dag No. 709 and R.S. Khatian Nos. 581, 582, 583 (Part), L.R. Khatian No. 1682 (previously L.R. Khatian No. 721) J.L. No. 23, R.S. No. 36, Touzi Nos. 3, 4 and 5, in **Mouza Hanspukuria**, P.S. Thakurpukur, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **YELLOW** thereon.

Schedule-C

[Specifications]

Foundation	Earthquake resistant Reinforced Concrete Cement structure
External Finish	Water proof Acrylic base paint
Interior Finish	POP
Flooring	<ul style="list-style-type: none"> (i) Interiors-Vitrified Tile (ii) Staircase Half landing-Marble & Decorative Stones (iii) Service staircase - Marble & Decorative stones (iv) Beautiful Entrance Lobbies of each Block – Marble & Decorative stones (v) Floor Lobby- Marble & Decorative stones (vi) Well decorated Lift Fascia – marble /granite
Kitchen	<ul style="list-style-type: none"> (i) Flooring–Ceramic Anti-skid tiles (ii) Granite counter with Stainless steel sink (iii) Dado of ceramic tiles up to 2 ft above the counter / platform (iv) Electrical point for Refrigerator, Water purifier, Microwave & Exhaust fan
Toilet	<ul style="list-style-type: none"> (i) Anti skid ceramic floor tiles (ii) Toilet Walls – Designer Glazed tiles on the walls upto door height (iii) Sanitary ware of reputed brand (iv) Chrome Platted fittings of reputed brand (v) Electrical Point for Geyser & Exhaust Fan (vi) Plumbing provision for Hot / Cold water line
Doors & Windows	<ul style="list-style-type: none"> (i) Main Door – Flush Door with teak finish on external side (ii) Internal Doors –Painted /Polished Flush doors (iii) Windows –Anodized aluminium sliding windows (iv) Grill optional at extra cost.
Electricals	<ul style="list-style-type: none"> (i) Provision for Split AC Points (ii) Provision for Cable TV, Telephone+Broadband wiring (iii) Plug Points in all bedrooms, Living / Dining, Kitchen & Toilets (iv) Concealed copper wiring with Central MCB of reputed brands (v) Door bell point at the main entrance door (vi) Modular switches of reputed brands
Lift	Of reputed make

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

SIGNED and DELIVERED by Mr. Sourav Seth on behalf of below names 76 companies in the presence of:

Sourav Seth

Authorised Signatory

1. For Topmost Complex Pvt Ltd
2. For Linkplan Properties Pvt Ltd
3. For Bemishal Promoters Pvt Ltd
4. For Bhavsagar Niwas Pvt Ltd
5. For Anandmayee Housing Pvt Ltd
6. For Balkrishan Infracon Pvt Ltd
7. For WINSHER REALTORS PRIVATE LIMITED
8. For Parrot Complex Pvt. Ltd.
9. For AMRIT REALCON PRIVATE LIMITED
10. For Himil Infracon Pvt Ltd
11. For SEABIRD NIWAS PRIVATE LIMITED
12. For Premkunj Residency Pvt Ltd
13. For Dios Realtors Pvt Ltd
14. For Hardsoft Realtors Pvt Ltd
15. For Goodside Realtors Pvt Ltd
16. For Shivparivar Developers Pvt Ltd
17. For Lucky Hirise Pvt Ltd
18. For Oversure Nirman Pvt Ltd
19. BALMUKUND MARKETING PVT LTD
20. For Panchwati Infracon Pvt Ltd
21. For Zaljog Complex Pvt Ltd
22. For Mangalmayee Realtors Pvt Ltd
23. For Linkview Housing Pvt Ltd
24. For Namchi Devcon Pvt. Ltd.
25. For Likewise Construction Pvt Ltd
26. For Quality Residency Pvt Ltd
27. For Kush Residency Pvt Ltd
28. For Snowberry Buildtech Pvt Ltd
29. For Daava Realcon Pvt. Ltd.
30. For Jota Builders Pvt Ltd
31. For Circular Realcon Pvt Ltd
32. For Aakav Devcon Pvt Ltd
33. For PATTERN NIRMAN PRIVATE LIMITED
34. For Siddhibhumi Niwas Pvt Ltd
35. For Sarvlok Hirise Pvt Ltd
36. For Linton Towers Pvt. Ltd.
37. For Bhootnath Housing Pvt Ltd
38. For Amazing Residency Pvt Ltd
39. For Hence Promoters Pvt Ltd
40. For Everrise Realtors Pvt Ltd
41. For Prayas Residency Pvt Ltd
42. For Queency Complex Pvt Ltd
43. For Katrina Real Tors Pvt. Ltd.
44. For Meantime Buildcon Pvt Ltd
45. For Elk Devcon Pvt Ltd
46. For Sagam Devcon Pvt Ltd
47. For Evertime Residency Pvt. Ltd.
48. For Everlink Residency Pvt Ltd
49. For Gajrup Complex Pvt Ltd
50. For Motilal Hirise Pvt Ltd
51. For Vedvahi Residency Pvt Ltd
52. For Viewline Hirise Pvt Ltd
53. For Anju Promoters Pvt Ltd
54. For Butterfly Advisory Services Pvt. Ltd.
55. For Panther Management Services Pvt Ltd
56. For Daylight Distributors Pvt. Ltd.
57. MOUNT VIEW ADVISORY SERVICES PVT. LTD.
58. SUNLIGHT DEALTRADE PVT, LTD.
59. ~~For Indrabala~~ Tradelinks Pvt. Ltd
60. SMILE DEALCOM PVT. LTD.
61. For Everlink Vincom Pvt. Ltd
62. FAIR LAND SUPPLIERS PVT. LTD
63. CLOCK TRADELINK PVT. LTD
64. QUEEN DEALERS PVT, LTD.
65. For Monopoly Tradelinks Pvt. Ltd
66. For Lords Dealers Pvt. Ltd.
67. For Welkin Dealers Pvt. Ltd
68. INTEGRITY CONSULTANCY SERVICE PVT.LTD.
69. MOONLIGHT DEALTRADE PVT. LTD.
70. For Octagon Tradelinks Pvt. Ltd
71. For ORCHID REALCON PVT. LTD
72. SUNFAST VINIMAY PVT. LTD.
73. DESIRE SALES PVT. LTD
74. For Jackpot Advisory Services Pvt. L
75. For Parkoj Management services Pvt Ltd
76. For ORCHID INFRACON PVT. LTD

SIGNED and **DELIVERED** by Mr. Ayush Jalan being director of the **Developer** in the presence of:

for DTC Projects Pvt. Ltd.

Ayush Jalan

Director

1. Rakesh Kumar Lohia.
1 N.S. Road
KOLKATTA - 700001.

2. Ranajit Saha.
1. N.S. Road.
Kolkata - 700001.

Drafted by Me:

Mohy. Saha
Advocate
High Court, Calcutta
WB 1741A/01



For Quality Residency Pvt Ltd
 For Bemishal Promoters Pvt Ltd
 For Siddhibhumi Niwas Pvt Ltd
 For Linkplan Properties Pvt Ltd

For Bhootnath Housing Pvt Ltd
 For Daava Realcon Pvt. Ltd.
 For Premkunj Residency Pvt Ltd
 For WINSHER REALTORS PRIVATE LIMITED
 For Evertime Residency Pvt. Ltd.

For Lucky Hirise Pvt Ltd
 For Balkrishnan Infracon Pvt Ltd
 For Topmost Complex Pvt Ltd
 For Circular Realcon Pvt Ltd
 For Katrina Real Tors Pvt. Ltd.
 For Hilmi Infracon Pvt Ltd
 For Everrise Realtors Pvt Ltd
 For Anandmayee Housing Pvt Ltd
 For Hardsoft Realtors Pvt Ltd
 For Prayas Residency Pvt Ltd

SITE PLAN OF PLOT OF LAND UNDER DMC NO - 18(P), 18(P), 21(P), 24(P), 13(P), 12(P), 25, 26, 25(S) UNDER
 MOUZA DOULAPUR J.I. NO.-79, P.S.- BISHNUPUR AND DMC NO.-56(P) UNDER MOUZA HANSPUR J.I. NO.-70
 P.S.- THAKURKUR, DIST.- 24 PARAGANAS(S)

For Kush Residency Pvt Ltd
 For Dios Realtors Pvt Ltd
 For Parrot Complex Pvt. Ltd.
 For SEABIRD NIWAS PRIVATE LIMITED
 For Pancha Builders Pvt Ltd
 For Mangalmayee Realtors Pvt Ltd
 For AMRIT REALCON PRIVATE LIMITED
 For Namchi Devcon Pvt. Ltd.
 For Sagam Devcon Pvt Ltd

DEBASIS CHAKRABORTY
 L.B.S.-CLASS(S),A.M.C.
 LICENSE NO.-548(0)
 SIGNATURE OF L.B.S.

For Goodside Realtors Pvt Ltd
 For Oversure Nirman Pvt Ltd
 For Bhavsagar Niwas Pvt Ltd
 For Zaljog Complex Pvt Lt
 For Snowberry Buildtech Pvt
 For Shivpariwar Developers Pvt

For Queencity Complex Pvt Ltd
 For Panchwati Infracon Pvt Ltd
 For Likewise Construction Pvt Ltd
 For Amazing Residency Pvt Ltd
 For PATTERN NIRMAN PRIVATE LIMITED

TABLE SHOWING AREA DETAIL

Sl. No.	Area (Sq. Ft.)	Area (Sq. Mtr.)
1	1000	92.9
2	1000	92.9
3	1000	92.9
4	1000	92.9
5	1000	92.9
6	1000	92.9
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94	1000	92.9
95	1000	92.9
96	1000	92.9
97	1000	92.9
98	1000	92.9
99	1000	92.9
100	1000	92.9

For Aakav Devcon Pvt Ltd
 For Vedvani Residency Pvt Ltd
 For Viewline Hirise Pvt Ltd
 For Sarvlok Hirise Pvt Ltd

For Motilal Hirise Pvt Ltd
 BALMUKUND MARKETING PVT LTD
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 For Elk Devcon Pvt Ltd
 For Hence Promoters Pvt Ltd

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 QUEEN DEALERS PVT, LTD

For ORCHID INFRACON PVT. LTD.
 CLOCK TRADELINK PVT. LTD

For DTC Projects Pvt. Ltd.
 Arjun S.B.
 Director

Sourav Sethi
 Authorised Signatory



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

On 27/04/2015

Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB

Registration Fees Rs. 5,05,551/- paid online on 22/04/2015 2:31AM with Govt. Ref. No. 192015160001887631 on 22/04/2015 2:06PM, Bank: HDFC Bank, Bank Ref. No. 152741979 on 22/04/2015 2:31AM, Head of Account: 0030-03-104-001-16, Query No:1901L000007934/2015

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.-29,25,09,605/-

Certified that the required stamp duty of this document is Rs.- 75071 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

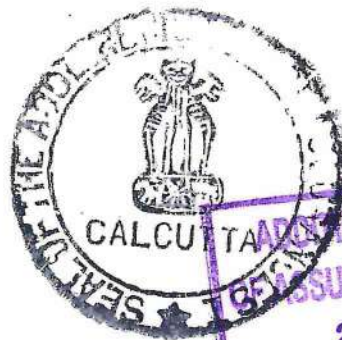
Stamp duty Rs. 75,071/- paid online on 22/04/2015 2:31AM with Govt. Ref. No. 192015160001887631 on 22/04/2015 2:06PM, Bank: HDFC Bank, Bank Ref. No. 152741979 on 22/04/2015 2:31AM, Head of Account: 0030-02-103-003-02, Query No:1901L000007934/2015

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

Presented for registration at 12.30 hrs on :27/04/2015, at the Office of the A.R.A. - I KOLKATA by Ayush Jalan ,Claimant.

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

Execution is admitted on 27/04/2015 by



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 7

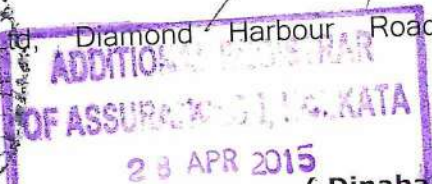
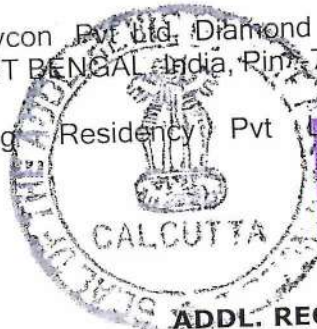
28/04/2015 16:20:00



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

1. Sourav Seth
Authorised Signatory, Indraloke Tradelinks Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Panther Management Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Integrity Consultancy Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Welkin Dealers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Sunfast Dealers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Monopoly Tradelinks Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Jackpot Advisory Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Octagon Tradelinks Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Butterfly Advisory Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Pankaj Management Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Fairland Suppliers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Mount View Advisory Services Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Everlink Vincom Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Daylight Distributors Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Aakav Devcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
Authorised Signatory, Amazing Residency Pvt Ltd, Diamond Harbour Road, Kolkata,



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 2 of 7



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Anandmayee Housing Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Balkrishan Infracon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Bemishal Promoters Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Bhavsagar Niwas Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Goodside Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Dios Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Circular Realcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Vedvani Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Winsher Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Everlink Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Gajrup Complex Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Everrise Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Parrot Complex Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Bhootnath Housing Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Elk Devcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 3 of 7



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

Authorised Signatory, Hilmi Infracon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Hence Promoters Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Hardsoft Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Pattern Nirman Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Queencity Complex Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Sagam Devcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Sarvlok Hirise Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Namchi Devcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Shivpariwar Developers Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Siddhibhumi Niwas Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Snowberry Buildtech Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

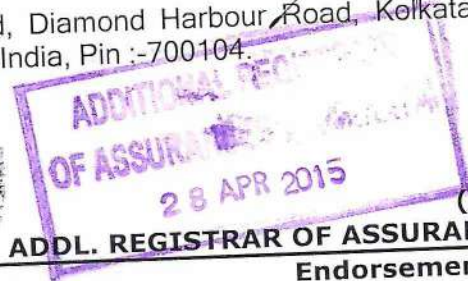
Authorised Signatory, Linton Towers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Zaljog Complex Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Topmost Complex Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Seabird Niwas Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Viewline Hirise Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 4 of 7



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

Authorised Signatory, Katrina Realtors Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Amrit Realcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Lucky Hirise Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Jota Builders Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Quality Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Premkunj Residency Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Prayas Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Panchwati Infracon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Oversure Nirman Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Motilal Hirise Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Daava Realcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Meantime Buildcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Mangalmayee Realtors Pvt Ltd, Diamond Harbour Road, Kolkata,
Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Anju Promoters Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Linkview Housing Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Linkplan Properties Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur,



ADDITIONAL REGISTRAR
OF ASSURANCE-I OF KOLKATA
28 APR 2015
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Likewise Construction Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Evertime Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Kush Residency Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Balmukund Marketing Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Clock Tradelink Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Desire Sales Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Lord Dealers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Moonlight Dealtrade Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Orchid Infracon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Orchid Realcon Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Queen Dealers Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorised Signatory, Smile Dealcom Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

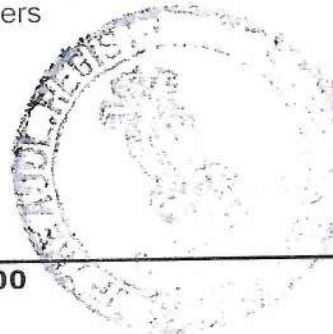
Authorised Signatory, Sunlight Dealtrade Pvt Ltd, Diamond Harbour Road, Kolkata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

, By Profession : Others

2. Ayush Jalan

Director, D T C Projects Pvt Ltd, 1, Netaji Subhas Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Others



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03631 of 2015
(Serial No. 03425 of 2015 and Query No. 1901L000007934 of 2015)

Identified By Timir Das, son of Sukumar Das, Morjada, Das & Mondal Para, Thana:-Magrahat, P.O. :-Hotar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743610, By Caste: Hindu, By Profession: Law Clerk.

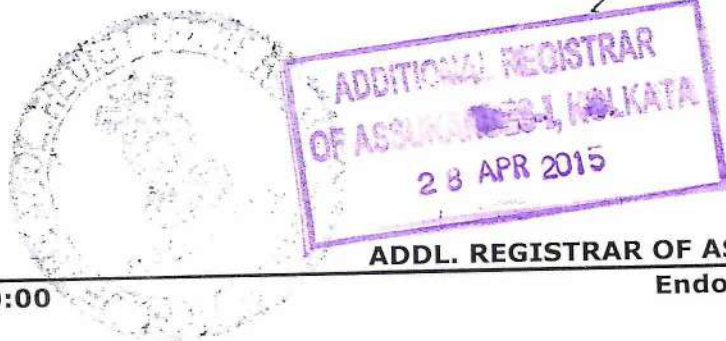
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 28/04/2015

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(d), 5, 5(f), 53 of Indian Stamp Act 1899.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA






(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

28/04/2015 16:20:00



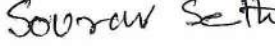



EndorsementPage 7 of 7

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 03425 / 2015

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ayush Jalan 34, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	 27/04/2015	 LTI 27/04/2015	 27/04/15

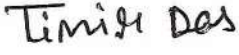
II . Signature of the person(s) admitting the Execution at Office.

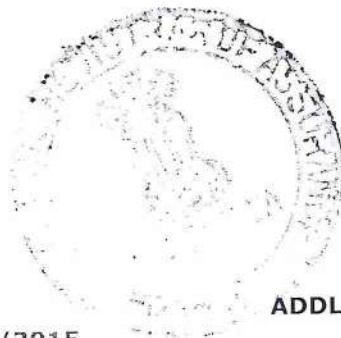
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sourav Seth Address -32, Tilisarak Lane, Thana:-Magra, P.O. :-Bansberia, District:-Hooghly, WEST BENGAL, India, Pin :-712502	Self	 27/04/2015	 LTI 27/04/2015	
2	Ayush Jalan Address -34, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 27/04/2015	 LTI 27/04/2015	

Name of Identifier of above Person(s)

Timir Das
Morjada, Das & Mondal Para, Thana:-Magrahat, P.O.
:-Hotar, District:-South 24-Parganas, WEST BENGAL,
India, Pin :-743610

Signature of Identifier with Date


27/4/2015



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

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

50a

GRN: 19-201516-000188763-1 Payment Mode Online Payment
GRN Date: 22/04/2015 14:06:51 Bank: HDFC Bank
BRN: 152741979 BRN Date: 22/04/2015 02:31:40

DEPOSITOR'S DETAILS

Id No. : 1901L000007934/2/2015
[Query No./Query Year]

Name : DTC PROJECTS PVT LTD.
Contact No. : 22485582 Mobile No. : +91 9830255054
E-mail : ravi.khaitan@rqsindia.in
Address : 1, NETAJI SUBHAS ROAD
KOLKATA-700001
Applicant Name : S Jalan And Co
Office Name : A.R.A. - I KOLKATA, Kolkata
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1901L000007934/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	75071
2	1901L000007934/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	505551
Total				580622
In Words :	Rupees Five Lakh Eighty Thousand Six Hundred Twenty Two only			

Scanned

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
FJW2926160



নির্বাচকের নাম : তিমির দাস
Elector's Name : Timir Das

পিতার নাম : সুকুমার দাস
Father's Name : Sukumar Das

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ : 10/04/1988
Date of Birth : 10/04/1988

Timir Das

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 882 to 920
being No 03631 for the year 2015.



MM
(Dinabandhu Roy) 29-April-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

S
I.
N
o
Signature of
the
executants/a
nd/or
Purchaser



Sourav Setta

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Ayush Saha

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