



पश्चिम बंगाल WEST BENGAL registration. The signature sheets and the endorsement sheet attached with this document are the part of this document. 798550

35  
4/11/17  
No. 16/2683/12

*(Signature)*  
District Sub-Registrar,  
Alipore, South 24 Parganas

28 DEC 2017

THIS AGREEMENT made this 24<sup>th</sup> day of November in the year Two thousand and Seventeen

**BETWEEN**

The First Owner ORBIT TOWERS PRIVATE LTD., a company within the meaning of the Companies Act, 2013 having its Registered Office at No. 2B Camac Street, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata - 700 016 (having CIN U65921WB1985PTC038834 and PAN AAACO3688F) represented by its Director Mr. Deep Singh Mehta son of late Jai Singh Mehta (having DIN 00007128) AND Second Owner No. 2(a) SUGAM GRHA NIRMAAN LTD., a company governed by the Companies Act, 2013 having its PAN No. AAEC57354N and having its CIN No. U70109WB1989PLC045956 and having its registered office at Unit 1F, 'Sukh Sagar' Premises No. 2/5, Sarat Bose Road P.O. Ballygunge Road, P.S. Ballygunge, Kolkata - 700 020 represented by its Director, Mr. Ashok Saraf, son of Late Santosh Kumar Saraf, having his PAN AJQPS0820D, having his Aadhaar Card No. 5399 5075 5762 issued by Unique Identification

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Authority of India and having his place of business at Unit No. 1F, "Sukh Sagar" Pre. No. 2/5, Sarat Bose Road, P.O. Elgin Road, P.S. Ballygunge, Kolkata - 700020 AND Second Owner No. 2 (b) GOODLUCK INFRADEVELOPERS PVT. LTD., a Company governed by the Companies Act, 2013 having its PAN No. AADCG8092Q and having its CIN No. U45400WB2010PTC147305 and having its registered office at 12, Hemanta Basu Sarani, 3rd Floor, Kolkata - 700069 represented by its Authorised Representative; Mr. Anil Kumar Lahoty, son of Keshar Deo Lahoty having his PAN AANPL5142K, having his Aadhaar Card No. 4677 2722 8582 issued by Unique Identification Authority of India, and residing at No. 177, G.T. Road, P.O. Salkia P.S. Malipanchigara, Salkia, Howrah - 711106 AND Second Owner No. 2 (c) SUPER DIAMOND NIRMAN PVT. LTD., a Company governed by the Companies Act, 2013 having its PAN No. AAICS2268M and having its CIN No. U45203WB2004PTC098990 and having its registered office at Pre. No 7B, Dr. Harendra Coomar Mukherjee Sarani (formerly known as Pretoria Street), P.S. Shakespeare Sarani, P.O. Middleton Street Kolkata - 700071 represented by its Director Mr. Vivek Kumar Kajaria, son of Shri Sheo Kumar Kajaria having his PAN No. AGDPK5580E and having his Aadhaar Card No 3513 4050 8689 issued by Unique Identification Authority of India, and residing at Pre. No. 4, Ashok Road, P.S. and P.O. Alipora, Kolkata -700027, all hereinafter jointly referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective successors-in-interest of the ONE PART.

**AND**

SUGAM DIAMOND ABASAN LLP., a Limited Liability Partnership firm duly registered under the Limited Liability Partnership Act, 2008 having its PAN No. ACPFS5586C and having its Registration No. AAC 3611 and having its registered office at 2<sup>nd</sup> Floor, Alom House, 7B Pretoria Street, Kolkata - 700071 and having its administrative office at Unit 1F, 'Sukh Sagar' Pre. No. 2/5, Sarat













and having its administrative office at Unit 1F, "Sukh Sagar" Pre. No. 2/5, Sarat Bose Road P.O. Elgin Road, P.S. Ballygunge, Kolkata - 700020 represented by its Partners, Mr. Suhel Saraf, son of Mr. Ashok Saraf having his PAN BCLPS5032A having his Aadhaar Card No. 7511 2611 0334 issued by the Unique Identification Authority of India, and having his place of business at Unit No. 1F, "Sukh Sagar" Pre. No. 2/5, Sarat Bose Road, P.O. Elgin Road, P.S. Ballygunge, Kolkata - 700020 AND Mr. Shreyans Kajaria, son of Mr. Vivek Kumar Kajaria, having his PAN BPTPK8945P, having his Aadhaar Card No. 2942 8310 2475 issued by the Unique Identification Authority of India, and residing at Pre. No. 4, Ashok Road, P.S. & P.O. Alipore, Kolkata - 700027 hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-interest) of the OTHER PART.

WHEREAS by the following two Indentures of Conveyance both dated 25th August 2010, the First Owner and one South City Projects (Kolkata) Limited purchased in equal undivided one-half shares, a divided demarcated portion of Municipal Premises No. 88, Basanta Lal Saha Road (Popularly known as B.L. Saha Road), Kolkata - 700053 measuring 15 Bighas 16 Cottahs 06 Chittacks 38 Square feet more or less together with building dwelling houses sheds and structures thereon (which has since been separately re-assessed and numbered by the Kolkata Municipal Corporation as premises No. 88A, Basanta Lal Saha Road, Kolkata-700053) from its erstwhile owners Sailendra Prasad Bhattacharjee and others:

- (i) Indenture of Conveyance dated 25th August 2010 and registered with the District Sub-Registrar-II, Alipore, South 24 Parganas in Book I, Volume No. 30, Pages 3926 to 3968, Being No. 08762 for the year 2010 executed in favour of the First Owner, Orbit Towers Private Limited;

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- (ii) Indenture of Conveyance dated 25th August 2010 and registered with the District Sub-Registrar-II, Alipore, South 24 Parganas in Book I, Volume No. 30, Pages 3989 to 4012, Being No. 08764 for the year 2010 executed in favour of said South City Projects (Kolkata) Limited,

**AND WHEREAS** by an Indenture of Conveyance of even date presented for registration before the District Sub-Registrar-II, Alipore, South 24 Parganas, said South City Projects (Kolkata) Limited, for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of the Second Owners 2(a), 2(b) and 2(c) their entire undivided one-half part or share of and in the said premises No. 88A, Basanta Lal Saha Road, Kolkata-700053 together with the benefits of the Sanctioned Plan (defined below) and all permissions and clearances obtained and/or pending in connection with such Sanctioned Plan, in the following shares and proportion:

- (i) Second Owners 2(a) - undivided 1/4th share in the said Premises  
(ii) Second Owners 2(b) - undivided 1/8th share in the said Premises  
(iii) Second Owners 2(c) - undivided 1/8th share in the said Premises

**AND WHEREAS** the said First Owner and the said Second Owners 2 (a), 2 (b) and 2 (c) are jointly the absolute owners of Municipal Premises No. 88A, Basanta Lal Saha Road, (Popularly known as B.L. Saha Road), Kolkata - 700053, (hereinafter referred to as the "said Premises") more fully described in the First Schedule hereunder written and are in vacant and peaceful possession of the said Premises and the said Owners have a marketable title thereto and have not entered into any agreement creating any right in the said Premises with whomsoever.

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AND WHEREAS the said Developer is comprised of partners who have been engaged in the development of land and construction of buildings containing self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces capable of being enjoyed independently for sale and transfer to intending buyers and has sufficient experience in the development of real estate.

AND WHEREAS the said Owners have jointly agreed for the development of the said Premises by construction of buildings containing self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces with provisions of car parking spaces.

AND WHEREAS a plan for construction of new multi-storied building at the said Premises has been sanctioned by the Kolkata Municipal Corporation, hereinafter referred to as the said 'Sanctioned Plan', and on the basis of the said sanctioned plan the new multi-storied buildings envisaged can be constructed and completed.

AND WHEREAS on the basis of the assurances of the said Developer about their knowledge and association of its partners in the development of the land and construction of buildings, the said Owners have expressed their interest to entrust the development of the said Premises to the Developer for construction of new buildings containing self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces capable of being enjoyed independently with provisions of car parking spaces, as may be provided for the purpose of sale to the intending buyers to the said Developer.

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AND WHEREAS relying on the representations of the Owners and after negotiations with the Owners, the Developer has agreed and consented to act as the Developer and to undertake and complete the development of the said Premises by constructing buildings containing self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces and complete the project on the basis of this Agreement.

AND WHEREAS there is no land area in excess of the ceiling limit prescribed under Urban Land (Ceiling & Regulations) Act of 1976 or any other statute and there is no legal bar for the development and construction of new multi-storied buildings on the said Premises. The necessary no objection certificate being memo number 6993/ULC/ALIP/2016 dated 26-12-2016 has been issued by the office of the competent authority, ULC & S.D.O. Alipore.

AND WHEREAS the Owners shall simultaneously with these presents, execute an irrevocable Power of Attorney in favour of the Developer and its authorized representatives and its partners for construction of the multi-storied buildings at the said Premises and sale of the saleable areas in the said proposed multi-storied buildings and other ancillary acts.

AND WHEREAS in pursuance thereof, the Parties are entering into this Agreement to record, comprehensively their understandings, terms and conditions for such development of the said Premises by the Developer.

NOW THIS AGREEMENT WITNESSETH and in consideration of the mutual covenants terms and conditions and understanding set forth in this Agreement and other good and valid consideration adequacy of which are mutually hereby acknowledged by the Parties and the Parties with intent to be legally bound have agreed as follows:-

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**1. DEFINITIONS:**

In this Agreement unless it be contrary to or repugnant with the subject or context, the following expressions shall have the following meaning:-


1.1 'AGREEMENT': shall mean this Agreement along with all annexures and schedules attached hereto and all other instruments supplemental to or in amendment or furtherance or confirmation of this Agreement entered into in writing between the Parties, in accordance with these terms, including the Power of Attorney being granted simultaneously with the execution hereof by the Owners in favour of the Developer.


1.2 'APARTMENT/FLAT/UNIT': means a separate and self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces capable of being enjoyed independently in the buildings to be built and constructed at the said Premises or on any part thereof in the said buildings.

1.3 'APPLICABLE LAW': shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgements, decrees, or other requirements or official directive of any Government Authority or person acting under the authority of any Government Authority and/or any statutory authority in India, in effect on the date of this Agreement or thereafter.

1.4 'ARCHITECT': shall mean such person or firm who may be appointed as Architect of the project by the Developer.

1.5 'ASSOCIATION': shall mean any Company incorporated under the Companies Act, 2013 or an Association of persons or a registered society as may be formed by the Developer and constituted of the purchasers of

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residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces, for the common purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developers not inconsistent with the provisions and covenants herein contained.

1.6 'BUILDING COMPLEX' : shall mean the said Premises and the New Building/s to be constructed thereon and include all Saleable Areas therein and also include the Common Areas thereof.

1.7 'CAR PARKING SPACES': shall mean the open car parking spaces in the open ground area / covered car parking spaces on the ground floor / mechanical or hydraulic propelled platform dependant car parking system (one upon another i.e, lower/upper) and basement car parking spaces as may be provided by the Developer. The allotment of the respective car parking spaces will be made by the Developer to the Purchasers at the time of delivery of possession of the completed flat/unit.

1.8 'CARPET AREA': means the net usable floor area of an apartment (excluding the area covered by the external walls, areas under services shafts) exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment and cupboard spaces.

Explanation- For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee, and 'exclusive open terrace area' means the

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area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee/purchaser.

1.9 'COMMON AREAS': means and includes, without limitation, the areas, installations and facilities as be expressed or intended by the Developer for common use and enjoyment in the buildings to be developed at the said Premises, more fully described in the Fourth Schedule hereunder written.

1.10 'COMMON EXPENSES': shall mean and include all expenses for maintenance, management, upkeep, and administration of the common areas, facilities and amenities and for rendition of common services in common to the transferees and all other expenses for the common purpose including those mentioned in the Second Schedule hereunder written.

1.11 'COMMON PURPOSES': shall mean and include the purpose of managing, maintaining, and up-keeping of the Building Complex as a whole and in particular the common areas, facilities and amenities, rendition of common services in common to the transferees and/or the occupants in any capacity, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective flats / units exclusively and the common areas, facilities and amenities in common.

1.12 'COMPLETION CERTIFICATE': means the completion certificate or such other certificate, by whatever name called, issued by the Kolkata Municipal Corporation certifying that the construction of the buildings has been completed according to the sanctioned plan.

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1.13 'DEVELOPMENT': with its grammatical variations and cognate expressions, means carrying out the development of the said Premises No. 88A, Basanta Lal Saha Road, Kolkata - 700053, and construction and completion of the Building Complex in accordance with the sanctioned plan, including engineering and other operations in, on, over or under the said land including the making of any material change in the said Premises and includes its re-development;

1.14 'ENCUMBRANCE': means any mortgage, lien, charge or impediment or undertaking, right of preemption, attachment or process of court, and/or any other arrangement which has the effect of constituting a charge or security interest in the said Premises;

1.15 'FORCE MAJEURE': shall mean and include the events and reasons specified below which cannot be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement, including:

i. Fire, flood, earthquake, storm, lightning, abnormally inclement weather, epidemic or natural physical disaster or other unforeseen natural calamities and acts of God;

ii. Riots, civil commotion and disturbances, insurgency, enemy action or war or terrorist action; explosions or accidents, air crashes, labour unrest, strikes or lock-outs, civil disturbances, curfew, non-availability of construction material/labour, etc.;

iii. change in Law, Rules and Regulations, injunctions, prohibitions or stay granted by court of law, Arbitrator, Government, municipal or other Appropriate Authorities restraining the construction of the new building/s at the said Premises (including failure to grant any necessary permissions or sanctions for

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reasons outside the control of either Party) otherwise than due to any ultimately proven default or breach of the party claiming the benefit of the Force Majeure.

1.16 **'INTEREST'**: means the rates of interest payable by the Developer or the purchaser as the case may be.

For the purpose of this clause, the rate of interest chargeable from the Purchasers by the Developer, in case of default, shall be equal to the rate of interest which the Developer shall be liable to pay the purchasers in case of default;

1.17 **'MARKETING'**: shall mean selling of any flat/unit in the Building Complex to any transferee for owning and occupying any self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces by the Developer.

1.18 **'MARKETING & SELLING EXPENSES'**: shall mean and include the expenses incurred by the Developer for the sales and marketing of the self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces and shall include inter alia the brokerage, marketing agencies fees, advertisements in various mediums like newspapers/ magazines/ publications/ hoardings etc., brochures and other sales materials, salaries and incentives of the Developers' Sales and Marketing team, the Experience Centre, and the Sales/ Marketing office at site, Sample Apartments, Customers Events, Participation in Exhibitions, Costs relating to Digital Media promotions & Online Advertisements in Real Estate portals, Brand endorsements, & all other sales and marketing expenses as required from time to time.

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1.19 'REVENUE SHARING RATIO or AGREED RATIO' shall mean the proportion in which the gross Sale Proceeds from the sale of Saleable Areas of the Project shall be shared between the Owners and the Developer as follows:

- |       |                       |                                       |
|-------|-----------------------|---------------------------------------|
| (i)   | First Owner           | - 21.375% of the gross Sale Proceeds  |
| (ii)  | Second Owners No.2(a) | - 10.675% of the gross Sale Proceeds  |
| (iii) | Second Owners No.2(b) | - 5.34375% of the gross Sale Proceeds |
| (iv)  | Second Owners No.2(c) | - 5.34375% of the gross Sale Proceeds |
| (v)   | Developer             | - 57.25% of the gross Sale Proceeds   |

1.20 'PROJECT': means the development, construction and completion of buildings at the said Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata - 700053, for the purpose of selling all of the said apartments and car parking spaces and includes the common areas, the development works, all improvements and structures thereon, accompanied with all easement, rights and appurtenances belonging thereto.

1.21 'REIMBURSEMENT COSTS': shall mean all costs and expenses as are required to be paid by the Owners such as:

- i. Green Building 'FAR' fees and charges as may be payable to the Government Authorities
- ii. any GST or any other present or future taxes/cess or any other statutory or government levies or fees/charges
- iii. electricity/water or any other utility deposits, any moneys collected/received or to be collected/received from the intending purchasers for providing all facilities/utilities including electricity, water, club amenities/equipment etc. any monies collected towards maintenance and/or contribution towards

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corpus/sinking fund, any amount received from the prospective intending purchasers towards legal charges, share money, society membership fees, stamp duty, registration fee, documentation charges for transfer of Units and charges for extra works done in the flats/units/saleable spaces and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the intending purchasers

iv, any payment which may be specifically stated elsewhere in this Agreement to be solely realized and appropriated by the Developer.

1.22 'SAID PREMISES': shall mean the Municipal Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata - 700053 having revenue paying land containing an area of 15 Bighas 18 Cottaahs 6 Chittacks and 38 square feet more or less with the standing constructions thereon or on part thereof, more fully described in the First Schedule hereunder written and demarcated in the map or plan thereof annexed hereto and bordered in RED thereon.

1.23 'SALEABLE AREAS': shall include Apartments, Car Parking Spaces and other areas and facilities in the Building Complex capable of being transferred independently or as appurtenant to any Apartment and shall also include any area, or other right/privilege in the Building Complex capable of being commercially exploited or transferred/granted/permited for consideration in any manner.

1.24 'SALE PROCEEDS': shall mean and include all amounts, considerations and receipts, whether one time or periodical, as may be received and collected from the intending purchasers for (a) transfer of the flats/units to the intending purchasers and the proportional undivided interest in the land to the intending purchasers/Association, as may be applicable (b) transfer of car parking

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areas/spaces and (c) transfer of proportionate common areas and facilities, (d) nomination and cancellation charges and (e) preferential location charges (PLC) and floor rise charges (FRC) BUT shall not include any amounts received or collected by the Developer towards:

- i. Any GST or any other present or future taxes/cess or any other statutory or government levies or fees/charges on development, construction or sale/transfer of any Units or otherwise on the Project;
- ii. Any electricity/water or any other utility deposits;
- iii. Any moneys, collected/received from the purchasers for providing facilities/utilities including electricity, water, generator, club amenities/equipment etc;
- iv. Any moneys collected towards maintenance of the club/complex and/or contribution towards corpus fund, any amount received from the prospective purchasers towards share money, society membership fees, stamp duty, registration fee, documentation charges for transfer of Unit/s and charges for extra works done in the flats/units/saleable areas and other incidental and allied costs, expenses of all deeds, documents, agreements, collected from the prospective purchasers;
- v. All fitment charges, furniture, machineries, equipments, furnishing, tools, etc., if any, to be provided to the flats/units beyond the specifications provided herein;
- vi. Any payment specifically stated elsewhere in the Agreement to be solely realized and appropriated by the Developer, and
- vii. The reimbursement costs.

1.25 'SANCTIONED PLAN': means the building sanction plan Building Permit and including all plans and includes structural designs approved by the Kolkata Municipal Corporation and permissions such as environment permission and such other permissions by the concerned authorities granted and include all

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modifications/revisions/alterations/extensions/renewals made thereto, modified/ revised as deemed necessary, from time to time, by the Developer.

1.26 TRANSFER: with its grammatical variations shall include transfer by sale with delivery of possession and by other means adopted for effecting what is understood as a transfer of self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces in multi-storied buildings to the transferees thereof as per lawful agreement and for valuable consideration.

1.27 TRANSFEREES/PURCHASERS: according to the context shall mean all the prospective or actual allottees/transferees who would agree to purchase or shall have purchased any self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/car parking spaces at the said Project to be developed at the said Premises.

## 2. INTERPRETATION:

In this Agreement save and except as otherwise expressly provided:-

2.1 All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.

2.2 The division of this Agreement into headings is for convenience of reference only and shall not modify or affect the intention of the parties and the interpretation or construction of this Agreement or any of its provisions.

2.3 Where calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the referenced day in calculating such period shall be excluded. If the last day of

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such period is not a business day, the period in question shall end on the next business day.

2.4 All references to section numbers refer to the section numbers of this Agreement, and all references to schedules refer to the Schedules hereunder written.

2.5 The words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this Agreement as a whole and not to any particular portion thereof.

2.6 Any reference to any applicable law, Act of Parliament or State Legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or directions any time issued under it and in force.

2.7 Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated and all the aforesaid recitals shall form integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

### 3. PURPOSE:

3.1 This Agreement is to set forth the terms and conditions with respect to and pertaining to the grant of the development right by the Owners with respect to the said premises in favour of the Developer and the nature of the project to be developed by the Developer and the rights and obligations of the Parties towards implementation of the project.

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3.2 The Parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the provisions and purposes of this Agreement. The Owners shall provide all assistance to the Developer that may be required by the Developer from time to time for the purpose of carrying out the transactions contemplated hereby.

3.3 If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other under this Agreement or in law, the Parties shall meet, explore and agree to any alternative solutions depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

#### **4. OWNERS' REPRESENTATIONS AND WARRANTIES:**

The Owners have represented to the Developer and warranties to the Developer as follows:

4.1 The First Owner states that it has by a duly registered Conveyance dated 25 August 2010 purchased an undivided half share, right, title and interest in the said Premises No. 88A, Basanta Lal Saha Road, Kolkata - 700053, containing an area of 15 Bighas 18 Cottahs 6 Chittacks and 38 Square Feet more or less and more fully described in the First Schedule hereunder written

4.2 The said Second Owner 2 (a), 2 (b) and 2 (c) have by a duly registered Deed of Conveyance dated 24 November 2017 presented for registration before the District Sub-Registrar-II, Alipore, South 24 Parganas purchased an undivided fifty percent (50%) share, right, title and interest in the said Premises No. 88A, Basanta Lal Saha Road, Kolkata - 700053, containing an area of 15

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Bighas 16 Cottahs 6 Chittacks and 38 Square Feet more or less, and more fully described in the First Schedule hereunder written.

4.3 The said Second Owners, that is Second Owners 2 (a), 2 (b) and 2 (c) collectively, have acquired their right, title and interest in entirety of the said Premises in the following proportion:

- (i) Second Owner 2 (a) – 25 percent.
- (ii) Second Owner 2 (b) – 12.5 percent and;
- (iii) Second Owner 2 (c) – 12.5 percent

4.4 The First Owner and Second Owners No. 2 (a), 2 (b) and 2 (c) are jointly the Owners of the said Premises the identity of the said Premises, as defined hereinabove. No person, other than the said Owners being the First Owner and the Second Owners 2 (a), 2(b) and 2 (c) has any right title or interest of any nature what so ever in the said Premises and the said First Owner has made payment of all Municipal taxes and there are no impediments, defaults, omissions or restrictions whatsoever with regard to the Owners right in entering into this Development Agreement with the Developer.

4.5 The Owners are in vacant and peaceful possession of the entirety of the said Premises and have not granted any tenancy right or any other occupational right to anybody and the said Premises is free from tenants/occupiers and the Owners have agreed to put the Developer in the possession of the said Premises entirely with the standing constructions thereon in the terms hereof.

4.6 The Owners also represent that they do not hold any excess vacant Land at the said Premises within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.

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4.7 The said Premises is free from all kinds of encumbrances and is free from third party claim including any prior agreement for sale, lease, license or any other agreement or understanding for any purpose whatsoever.

4.8 No part of the said Premises is vested land under any law in force of the Government or Municipality.

4.9 No suit or proceeding or litigation is pending in respect of the said Premises and the same is not involved in any litigation or arbitration or proceedings nor any proceedings are pending. If any dispute arises in the future, the Owners shall be held responsible for any litigation relating to the title of the said Premises and the Owners shall at their own costs and expenses bring all disputes, suits, claims, complaints, demands, litigations to a closure without any effect on the title of the said Premises or in respect of the vacant possession thereof

4.10 The Owners, during the subsistence of this Agreement, will not solicit or consider any offer from any third party for sale, transfer, disposal or development of the said Premises nor enter into any agreement of any nature whatsoever with any person nor create any mortgage thereon.

4.11 The Owners further agree and undertake not to create any charge or mortgage or interest over and in respect of the said Premises in favour of any third party, save and except as herein provided.

4.12 The said Premises does not suffer from any prohibitory order, notice of any nature by the Kolkata Municipal Corporation or by any statutory body.



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4.13 The Owners undertake to rectify the discrepancies, if any, which may arise in relation to the permissions pursuant to the sanction plans.

4.14 That the Owners do hereby grant exclusive license and permission or authority to the Developer to plan, construct, erect, built and complete on the said Premises the multi-storied buildings in accordance with the Sanction Plan granted by Kolkata Municipal Corporation.

4.15 The Owners hereby undertake to keep the Developer indemnified against all actions, suits, costs, proceeding and claims that may arise due to any defect in title of the Owners of the said Premises and/ or any manner concerning the area title etc. in relation to the said Premises.

**5. OWNERS OBLIGATIONS & COVENANTS :**

5.1 The Owners shall simultaneously with these presents, execute an irrevocable Power of Attorney in favour of the Developer or its authorized signatories/partners for construction of the multi-storied buildings and other ancillary acts. Notwithstanding the grant of the aforesaid Power of Attorney, the Owners hereby undertake that they will execute as and when necessary, all papers, documents, plans etc. for the purpose of development of the said Premises.

5.2 The Owners hereby agree and covenant with the Developer not to act or to cause any interference or hindrance in the construction of the buildings at the said Premises by the Developer as per the terms of this Agreement.

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5.3 The Owners agree and covenant with the Developer not to do any act or thing whereby the Developer may be prevented from selling/assigning and/or disposing of any of the Developer's allocated portion in the building.

5.4 Notwithstanding the obligations to grant a Registered Power of Attorney in favour of the said Developer as herein contained, the Owners shall also execute as and when necessary all papers, documents, plans for the purpose of development of the said Premises within 7 days of the request being made in writing.



5.5 The Owners hereby undertake to register and execute the Deed of Conveyance or a Deed of Transfer of any other nature in respect of any part or portion of the saleable area in favour of its nominee/transferees/ assigns within 7 days of the request being made in writing by the Developer.

5.6 The First Owner agree that they will construct the remaining boundary wall of the said land of the said Premises. However, the costs of construction thereof shall be borne and paid by the Developer.

#### 6. DEVELOPER'S REPRESENTATIONS AND COVENANTS :

6.1 It is recorded that the Developer has been duly satisfied regarding title, right and interest of the said Owners in the said Premises.

6.2 The Developer has represented and warranted to the Owners that the Developer is controlled by partners who have been carrying on business of construction and development of real estate and have sufficient experience in real estate development.

6.3 The Developer shall be responsible for the development of the said Premises and construction of buildings in accordance with the sanctioned plans as may be modified from time to time and in compliance with all applicable laws;

6.4 The Developer shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals, obtained or may be obtained in the name of the Owners for the development of the said Premises.

6.5 That the Developer shall make timely payments of all taxes, cesses, duties, levies and charges and all applicable dues as per applicable law payable by the Developer for the development of the said Premises as per the terms and conditions of this Agreement.

6.6 The Developer is controlled by partners who have the necessary funds and the management expertise to execute deliver and perform its obligations under this Agreement.

6.7 The Developer shall duly comply with all applicable laws, rules, regulations applicable to the development of real estate in Kolkata including the West Bengal Housing Industry Regulation Act, 2017 and/or any other rules and regulations that may be applicable.

#### 7. COMMENCEMENT:

7.1 This Agreement commences and shall be deemed to have come in force on and with effect from the date of execution, mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other are/stand fulfilled and performed.



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#### 8. BRANDING OF THE PROJECT :

8.1 The Project shall be promoted under the joint brand names of Sugam Group and Diamond Group as the Developers and Co-Owners thereof in association with Multicon Group (which is represented by the First Owner, Orbit Towers Pvt. Ltd. in the present Agreement).

8.2 The name of the Project shall be as such as will be decided by the Developers.

8.3 All publicity materials (wherever possible) including newspaper advertisements, magazines, publications, hoardings, brochures, sales and marketing materials, online advertisements, electronic media, experience centres, customer events, exhibitions, promotions and brand endorsements shall specifically mention that the project is being promoted by Sugam Group and Diamond Group as the Developers and Co-Owners and Multicon Group as Co-Owner.

8.4 The final approved concept for campaigns (except digital media creatives) shall be shared amongst the Parties as a matter of routine before release to the public through various mediums. For this purpose, the Parties shall provide their respective logos for being included as per the present clause.

#### 9 DEVELOPMENT RIGHTS :

The Development Rights shall include (but not be limited to), *inter alia*, the right, power, entitlement, authority, sanction and permission to:



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9.1 To enter upon and take possession of the said Premises in accordance with this Agreement for the purpose of development and construction of the buildings containing self-contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces and to remain in such possession until the completion of the project.

9.2 To demolish the existing structures on the project land;

9.3 To put up a sign-board at the project site with brief description of the upcoming project to be developed with the Developer's name and other particulars inscribed therein;

9.4 To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labourers, workmen, personnel (skilled and unskilled) or other firms/persons to carry out the planning, design, development, construction and completion of the project;

9.5 To carry out planning, design, all the infrastructure and related work/constructions for the project, including leveling, water storage facilities, water mains, sewerage system, storm water drains, recreation garden, boundary walls, electrical sub-stations, landscaping and all other common areas and provide facilities for the project and to set up site office, marketing office and other necessary constructed areas;

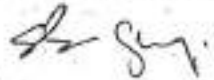
9.6 To launch the project for booking of the flats/units and saleable spaces and exercise full, exclusive and irrevocable marketing, and sale rights in respect of the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces, capable of being enjoyed independently, and together with the related undivided indivisible



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share of interests in the land at the said Premises in consultation with the Owners and enter into agreements of transfer with all intending purchasers of the units and in respect of such sales and receive advances/full and final payments of the consideration money and give receipts and hand over ownership, possession, use or occupation of the units to the intending purchasers;

9.7 To execute all necessary legal and statutory writings, agreements and documentations for the exercise of the development rights and in connection with all the marketing, or sale of the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces including execution/registration of the unit agreements/conveyance deeds, appear and present for registration before the jurisdictional registrar or sub-registrar towards registration of the documents for sale, lease or transfer of the units;

9.8 To manage the project and the common areas constructed therein till the completion of the project and transfer/assign such right of maintenance upon formation of the association and hand over the project to the Association within a reasonable period post-completion of the project ;

9.9 To apply for and obtain any approvals in the name of Owners or wherever required under the applicable law in the name of the Developer, including any temporary connections of water, electricity, drainage and sewerage in the name of the Owners/Developer for the purpose of development and construction and completion of the project or for any other exploitation of the development rights in the project as per this Agreement;

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8.10 To, generally, do any and all other acts, deeds and things that are ancillary, incidental to or necessary for the exercise of the development rights, including any rights stated elsewhere in this Agreement.

**10. STRUCTURING OF THE PROJECT:**

10.1 Subject to the terms and conditions contained in this Agreement, on and from the execution of this Agreement date, the Owners exclusively grant to the Developer and the Developer hereby accepts from the Owners, all the Development Rights in respect of the project at the said Premises.

10.2 The Developer shall at its own costs and expenses be solely liable to do and comply with all acts, deeds and things relating to (a) Further re-planning of the Project (b) Pay the fees for sanction of the Plans (c) preparation and sanctioning of the revised/modified Building Plans and obtaining all permissions and clearances required for such revision/modification (d) construction of the project and making the same fit for habitation

10.3 The Developer shall appoint all engineers, staffs, labour contractors etc. at its own costs and risks without any obligations or liability upon the Owners in respect thereof and shall also appoint the Architects, Consultants and Surveyors of the project as decided by the Developers.

10.4 The Developer will engage architects for the proposed project at the said Premises in consultation with the Owners and the entire development work shall be done under the supervision of the said architects and the fees of the said architect for the work done after the sanction of plans shall be borne and paid by the Developer and same is a part of the development costs. The Developer will be entitled to change the architect in consultation with the Owners.

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10.5 The specifications and facilities for construction shall be as per the Third Schedule attached herewith.

10.6 All modified/revised sanctions and the constructions, completion and delivery of the new buildings at the project shall be done by the Developer within due time and upon due compliance of all laws and with good workmanship and good quality materials and at the sole risk and responsibility of the Developer.

10.7 The Developer will construct the Project in different phases as decided by it. However, the entire project shall be completed within 84 months from the date of commencement of the project with a grace period of 6 months.

10.8 The First Owner states that all the necessary approvals, no objections, clearances, approved plans etc. have been obtained, *inter alia*, by the First Owner for the sanction of the building plans and are hereby handed over to the Developer. The First Owner shall also handover the sanction plan of the project to the Developer.

10.9 The Developer shall prepare all further applications, plans, undertakings, lay out plans, details, descriptions etc. for submission to any Government Authority as may be necessary for obtaining any approval of the revised/modified plans.

10.10 The Owners agree that in the event the Owners are required to obtain any further approvals with respect to the project, they shall provide to the Developer copies of all such applications along with the documents filed and the originals of the approvals obtained, as and when the same are made/obtained.

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land of the said Premises. It is agreed the liabilities to the pay the said loan amount and the interest thereon shall be exclusively of the Developer and it is clearly understood that the Owners shall not have any responsibility to the lender of such loan. Further, the Owners' share of revenue shall always be free of any charge or right of the lenders.

#### 11. ASSIGNMENT:

11.1 The Developer shall not be entitled to assign this Agreement or any part thereof as from the date hereof to any person/entity other than its Group Company/Companies, without the prior consent in writing of the Owners. Any change in present ownership, control and management of the Developer LLP (limited liability partnership) during the subsistence of this Agreement shall be deemed to be assignment under this clause, save as amongst the present partners and their family members, and Group Company/Companies, provided that the present Partners have ownership control (shareholding) and management (Board of Directors) in the proposed Group Company/Companies, it being agreed that three of its present partners, Mr. Suhel Saraf, Mr. Suyash Saraf and Mr. Shreyans Kajaria shall continue to be the Partners/Designated Partners till completion of the Project.

11.2 The Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer. Any change in the present ownership control (shareholding) and management (Board of Directors) of the said Owners' companies during the subsistence of this Agreement shall be deemed to be assignment under this clause, save as amongst the present directors, share-holders and their family members, relatives and their Group Company/Companies, provided that the present Owners have ownership control (shareholding) and management

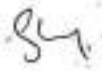


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(Board of Directors) in the proposed Group Company/Companies, it being agreed that amongst its present directors, Mr. Dileep Singh Mehta for Orbit Towers Pvt. Ltd., Mr. Ashok Saraf for Sugam Griha Nirmaan Ltd., Mr. Naveen Kumar Bharti for Goodluck Infradevelopers Pvt. Ltd. and Mr. Vivek Kumar Kajaria for Super Diamond Nirman Pvt. Ltd. shall continue to be Directors of the said Owners' companies.

## 12. CONSIDERATION & OUTGOINGS:

The Developer shall pay to the Owners in the agreed ratio among the Owners, a total sum of Rs. 2 Crores as an interest free refundable deposit in the following manner.

12.1 On the execution of this Agreement an amount of Rs. 20,00,000/- (Rupees Twenty lacs only).

12.2 After one month from the date hereof or on obtaining the Sanctioned Plan (whichever is later) after payment of sanction fee by the Developer an amount of Rs. 1,80,00,000/- (Rupees One Crore Eighty lacs only).

12.3 The said interest free refundable deposit will be refunded, free of interest, by the Owners to the Developer in 4 equal installments of Rs. 50,00,000/- (Rupees Fifty Lacs only), each at the end of the 12<sup>th</sup> month, 24<sup>th</sup> month, 36<sup>th</sup> month and 48<sup>th</sup> month from the date of commencement of the construction at the said Premises. If the refundable advance is not refunded within the mentioned time then the developer has the right to adjust the same against revenue to be shared with the Owners.

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12.4 The First Owner shall pay till the date hereof, the land revenue/khajna of the said land at the said Premises and after the date of commencement of construction, the same shall be borne by the Developer till receipt of the completion certificate from the Kolkata Municipal Corporation.

12.5 It is recorded the First Owner has duly paid and cleared all dues regarding Municipal Taxes and other outgoings in respect of the said Premises and that the sanction fee for obtaining the Building Permit has been borne and paid by the Developer to the Kolkata Municipal Corporation.

12.6 It is also recorded that the First Owner has paid the fees of all consultants including architects, structural consultants and environment consultants for the purpose of sanction of the plan.

### 13. REVENUE FROM THE PROJECT:

13.1 It is agreed that in respect of the saleable areas of the existing building plans, the Owners shall be entitled to 42.75% of the Gross Sales Proceeds and the Developer shall be entitled to the 57.25% of the Gross Sales Proceeds and it is also agreed that the respective ratio of the Developer and Owners is and shall be on revenue sharing basis, in the proportion herein before stated.

13.2 It is also agreed that the revenues derived from the construction of the building made to cover the extra FAR available under the Green Building norms shall be shared between the Owners and the Developer in the ratio of 42.755% of the Gross Sale Proceeds thereof by the Owners and 57.25% of the Gross Sale Proceeds thereof by the Developer and in that event the green fees (fee for extra FAR under green building norms) shall be paid and discharged by the Owners and Developer shall apply for obtain the requisite certification under



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
green building norms. It is also agreed that the respective ratio of the Developer and Owners is and shall be on revenue sharing basis, in the proportion herein before stated.

13.3 The Owners' entitlement of the 42.75 percent of the Gross Sales Proceeds shall be appropriated between the Owners in the following manner:

Owner's Name	Percentage of Gross Sales Proceeds
Orbit Towers Pvt. Ltd. (First Owner)	21.375%
Sugam Griha Nirmaan Ltd. (Second Owner 2 (a))	10.675%
Goodluck Infradevelopers Pvt. Ltd. (Second Owner 2 (b))	5.34375%
Super Diamond Nirman Pvt. Ltd. (Second Owner 2 (c))	5.34375%

13.4 It is clearly understood that revenue share will be after payment of liabilities of Goods and Services Tax ("GST").

13.5 It is agreed that after the expiry of 3 months from the completion of the project and the completion certificate being granted by the Kolkata Municipal Corporation, all the unsold self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces will be allotted to the Owners and the Developer in the ratio of 42.75% thereof to the Owners and 57.25% thereof to the Developer and thereafter the Owners and the Developer shall be entitled to deal with the same as absolute owners thereof and it is agreed that the other party shall join in all







agreements deeds of transfer and other documents and instruments as Confirming Party without any other right in the proceeds of sale or any other kind of deposits etc. to be received from the purchaser. It is clarified that the extra charges and deposits of the flats/units allotted to the Owners shall be borne and paid by the Owners.

13.6 It is hereby agreed that the commercial areas (if any) in the said project can be let-out on term lease basis, as may be agreed by the parties hereto.

**14. DESIGNATED BANK ACCOUNT:**

14.1 The Owners shall be entitled to 42.75% (forty two point seven five percent) of the Gross Sale Proceeds AND the Developer shall be entitled to 57.25% (fifty seven point two five percent) of the Gross Sale Proceeds.

14.2 Modus of Distribution: The Developer shall receive all the Gross Sale Proceeds (including booking amounts, earnest money, part payments, consideration)

14.3 The Gross Sale Proceeds shall be deposited in a specified bank account opened by the Developer (hereinafter referred to as "Designated Account").

14.4 There shall be written instructions by the Developer to the Bank holding the Designated Account about transfer of the funds to the respective bank accounts of the Owners and the Developer as follows:

14.4.1 The entire GST charged from the Transferees shall be transferred in a specified separate bank account to be operated by the Developer to meet the payments on account of GST. In case any other tax, levy or imposition by any name called is introduced or becomes chargeable from

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the Transferees in addition to GST then the introduced tax, levy or imposition shall be transferred to the separate account to be opened in terms of this Clause. The Developer shall not change such instructions without the approval, in writing, of the Owners, which shall not be unreasonably withheld by the Owners.

14.4.2 After transfer in terms of Clause (14.2.1) hereinabove:

a) a sum equivalent to 1% (one percent) of the Gross Sale Proceeds in a separate designated bank account to be operated by the Developer to provide for cancellation/refunds of the bookings made by the applicants/purchasers. The amount so credited can be invested in a profit yielding liquid mutual fund upon mutual consent. The said 1% amount shall be credited to and kept in a separate account known as a 'Contingency Fund' and the balance left in the said account shall be distributed between the Owners and the Developer in the Agreed Ratio after the construction of the buildings and transfer of all self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces and the division of the separately allocable areas or any other time as may be mutually agreed between the Developer and the Owners. However, in case of there being any shortfall in the Contingency Fund at any time, both the Owners and the Developer shall contribute the shortfall in their respective ratios and shall pay their share within 7 days of being notified in writing by the Developer.

14.2.3 All transferees will be required to be notified about mentioning of the name of the Designated Account in the cheques and other instruments for making payments of the Gross Sale Proceeds relating to

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the Project and all booking forms and agreements shall specify the requirement for payment by the transferees in the name of the Designated Account.

14.2.4 The accounts shall be reconciled monthly and the difference, if any, shall be adjusted between the Parties within the next 15 (fifteen) days. On or before handing over of separately allocable areas, the final accounting shall be done between the Parties hereto and all payments/adjustments shall be made and completed.

14.2.5 The payment of the Owners' share of Gross Sale Proceeds shall be subject to deduction therefrom of the following amounts, for which standing instructions to the Bank may be modified appropriately:

- a. GST and other taxes and liabilities, if any, payable by the Owners (including the Owners' separately allocable areas) and initially paid by the Developer to authorities.
- b. All other amounts, if advanced to or paid for and on behalf of the Owners to enable them to fulfill and comply with its obligations and undertakings provided herein.

**15. ORIGINAL TITLE DEEDS:**

15.1 On the signing of these presents, the First Owner shall handover all previous title deeds relating to the said Premises to the custody of the Developer.

15.2 On signing of these presents, the original conveyance dated 25<sup>th</sup> August, 2010 registered as Deed No. 08762 of the year 2010 in favour of the First Owner and the Deed of Conveyance to be granted by South City Projects

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(Kolkata) Limited in favour of the Second Owners 2 (a), 2 (b) and 2 (c) jointly relating to the undivided half (50 %) share in the said Premises, upon registration thereof from the registration office, shall be kept in joint custody of B.M. Bagaria & Co. Solicitors & Advocates and Pankaj Shroff & Co. Solicitors, with full liberty to produce the said originals before all authorities, banks and purchasers, etc, for their considerations and with liberty to part with the said originals in favour of financial institutions/banks/NBFCs for securing the borrowings of the Developer for the purpose of development of the said Premises.

15.3 The Developer shall upon completion of the construction of the buildings and completion of sale of all the units/flats and saleable areas in the said building and possession thereof having been duly given to the respective purchaser and Association of the flat owners having been duly formed, the said original title deeds shall be given by the said custodians, B.M. Bagaria & Co. Solicitors and Pankaj Shroff & Co. Solicitors, to the said association and the said Association shall hold and possess the said original title deeds as custodian for and / or behalf of and for the benefits of the said purchasers of all the flats and other saleable areas in the said project.

**16. EXTRA CHARGES & LEVIES:**

16.1 It is agreed that the Developer shall be exclusively entitled to hold the extra charges to be received from the purchasers of the flats / saleable areas like club charges, transformer / electricity and generator charges, legal charges and mutation expenses, if any, and charges for formation of the Association, etc.



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16.2 The Developer will be entitled to charge the purchaser of the flats / other saleable areas monthly club fees, maintenance charges, and shall also be entitled to receive towards Sinking/Corpus Fund etc. and the same shall be put to appropriate use thereof.

16.3 It is agreed that the said Owners and the said Developer shall in respect of their said respective unsold self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces will bear and pay the extra charges, mutation fees (if any) and expenses Municipal Taxes and other charges, club charges, maintenance charges and also the Corpus/Sinking Funds and the amount of deposits from the date of completion of construction of the complex.

**17. COMPLETION:**

17.1 The development work and construction of the buildings of the said Premises shall be done in phases and shall be finally completed in 64 months from the date of commencement of the construction work with a further grace period of 6 months. It is agreed that completion of the development work within the said time is the condition precedent and the date of application for the completion certificate to the Kolkata Municipal Corporation shall be treated and deemed as completion of the project.

17.2 The Developer immediately on the completion of the building/buildings with water supply, electricity, drainage and sewerage connection and also duly certified by the Architects as habitable would give notice of completion to the Flat Purchasers and transfer and make over possession for fit-outs of the fully completed flats and areas to the purchasers upon execution of conveyances in favour of the flat purchasers.

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17.3 It is also expressly agreed that it shall be responsibility of the Developer to obtain the Completion Certificate from the Kolkata Municipal Corporation within a reasonable time period from the date of Certificate of Completion issued by the Architects.

**18. CONVEYANCES OF FLATS/UNITS/SALEABLE UNITS:**

18.1 The Developer and the Owners shall execute and register with the appropriate registering authorities deeds of conveyance or other documents for transferring and/or demising of any of the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces capable of being enjoyed independently in the New Buildings as aforesaid unto and in favour of the Intending purchasers/transferees and the cost for stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/transferees as the case may be.

18.2 The Conveyances of the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces in favour of the respective purchasers thereof shall be executed by the Owners and the Developer. The draft of the respective conveyances shall be shared with the Owners for their approval and the Owners shall return the said draft within 1 week from the date of receiving the said draft conveyance AND if the said Owners shall not return the draft conveyance duly approved by them, then such draft shall be deemed to have been approved by the Owners and the Developer shall be entitled to execute the same on behalf of the said Owners.

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**19. FORMATION OF ASSOCIATION:**

19.1 The Developer shall enable the formation of the Association of the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spacesholders under the applicable rules/regulations of HIRA.

19.2 The Developer shall, through the joint custodians, hand over to the said Association and the said Association shall hold and possess the said original title deeds as custodian for and / or behalf of and for the benefits of the said purchasers of all the self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces in the said buildings/project.

19.3 The Developer shall make available the Completion Certificate issued by the certified Architect and the Kolkata Municipal Corporation to the Association .

19.4 The Developer shall provide and maintain the essential services in the buildings/project on reasonable charges till the maintenance of the completed project is taken over by the Association.

**20. THE PARTIES FURTHER AGREE AND COVENANT AS FOLLOWS:**


20.1 The Parties hereto agree to observe fulfill and carry out the requirements and the provisions of West Bengal Housing Industry Regulation Act, 2017 ("HIRA"), as and when made applicable.

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- 20.2 The Owners shall have the full liberty to enter the said Premises at any time and inspect and/or cause to be inspected the material and/or the construction at the land. However, the Owners shall share their views only with the Developer.
- 20.3 The Developer shall cause construction by use of standard quality building materials, specifications as may be recommended by the Architects of the Project keeping in mind the conditions that may be imposed by various sanctioning and approving authorities and agencies. The specifications of the construction are set out in the Third Schedule hereunder written.
- 20.4 All taxes, duties, cess, levies etc. levied by or payable to any Government Authority or any municipal or other authority relating to the Land up to the date hereof shall be the liability of the First Owner and thereafter the Developer shall be liable to pay all such taxes, duties, cess, levies etc.
- 20.5 The Owners and the Developer shall also be liable for the actual proportionate common expenses and outgoings and the Municipal Taxes in respect of any separately allocated unsold self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces delivered to them.
- 20.6 It is agreed and recorded that the Owners and the Developer and/or their respective intending purchasers shall be liable to bear and pay GST, or any other kind of tax or imposition or burden as may be payable and/or applicable.

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20.7 The Parties and/or their respective nominees/transferees shall punctually and regularly pay the maintenance charges, rates for their respective allocations to the concerned authorities/Maintenance-In-Charge in accordance with the terms and conditions hereof.

20.8 In case of any event of default, the other Party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with their obligation in default within the time and in the manner to be mentioned in the said notice.

20.9 Upon receipt of such notice, the defaulting party shall remedy the said event of default and/or breach within the time and in the manner mentioned herein.

20.10 No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by registered instrument in writing executed by all the Parties.

20.11 Neither the Owners nor the Developer shall assign their/its rights and obligations contained herein to any party without any prior written registered mutual consent.

20.12 This Development Agreement shall be executed in triplicate and the registered Agreement will be retained by the Developer and the duplicate thereof copy will be retained by the First Owner and the triplicate copy thereof will be retained by Owners No. 2(a), 2(b) and 2(c).

20.13 All costs of registration of the present Agreement shall be borne by the Developer as part of the expenses of the project.

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21. DEFAULT OF DEVELOPER :

21.1 In case the Developer fails to (i) comply with its obligations to construct and complete the construction of the Project, (ii) obtain the full Completion Certificate from the Architects of the Project, (iii) submit such Completion Certificate of the Architects along with all relevant documents to the Kolkata Municipal Corporation for issuance of the Completion Certificate for the entire Project and (iv) serve written notice of such completion of construction of the Project with copies of all documents submitted to the Kolkata Municipal Corporation for issuance of the Completion Certificate upon the Owners in the manner stated herein, within a period of 84 months from the date of commencement of construction and 6 months of grace period mentioned in the relevant clause hereinabove, the Owners shall be entitled for interest at 12% (twelve percent) per annum on the amount pertaining to the Owners' share of Gross Sale Proceeds out of the unbilled amounts from the transferees of self contained residential apartments/units/commercial spaces/constructed spaces/saleable spaces/ car parking spaces, already agreed to be sold by that time in the project by the Developer.

22. NOTICE :

a. Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or registered post with acknowledgement due to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time) and also by electronic mail to the respective email addresses. So far as the Owners and Developer are concerned the notice should only be given to:

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sh  
sk

In case of Owners:

**ORBIT TOWERS PVT. LTD.**

Through its Director, Mr. Dilip Singh Mehta  
Registered Office at No. 3B Camac Street  
Kolkata - 700016 E-mail: <dsim@multicon.in>

**SUGAM GRIHA NIRMAAN LTD.**

Through its Director, Mr. Ashok Saraf  
Registered Office at Unit 1 'F' 'Sukh Sagar',  
2/5 Sarat Bose Road, P.S Ballygunge, P.O. Elgin Road  
Kolkata - 700020  
E-mail: <asksaraf@yahoo.co.uk>

**GOODLUCK INFRADEVELOPERS PVT. LTD.**

Through its Authorised Signatory, Mr. Anil Kumar Lahoty  
Registered Office at 12, Hemanta Basu Sarani,  
3rd Floor, Kolkata - 700069  
E-mail: <anil@diamondgroupweb.com>

**SUPER DIAMOND NIRMAN PVT. LTD.**

Through its Director, Mr. Vivek Kumar Kajaria  
Registered Office at No. 7B, Dr. Harendra Coomar Mukherjee Sarani  
(formerly known as Pretoria Street),  
Kolkata - 700071  
E-mail: <vkajaria@diamondgroupweb.com>

In case of Developer:

**SUGAM DIAMOND ABASAN LLP**

Through its Partners, Mr. Suhel Saraf,

*[Handwritten signature]*

*[Handwritten initials: AS, AS, AS]*

Mr. Suyash Saraf and Mr. Shreyans Kajaria  
Registered Office at 2<sup>nd</sup> Floor, Alam House,  
7B Pretoria Street, Kolkata - 700071  
Administrative Office at Unit 1F, 'Sukh Sagar'  
Pre. No. 2/5, Sarat Bose Road  
Kolkata - 700020  
E-mail: <shreyanskajaria@diamondgroupweb.com>  
<suhelsaraf@sugamhomes.com>  
<suyash@sugamhomes.com>

Any such notice or other written communication shall be deemed to have been served:

- i. If delivered personally, at the time of delivery and duly receipted.
- ii. If sent by prepaid recorded delivery or registered post or courier service, by way of proof of delivery as given by the courier service and postal authorities
- iii. If sent by electronic mail to the respective e-mail addresses

In proving such service it shall be sufficient to prove that personal delivery was made.

### 23. FORCE MAJEURE:

23.1 Notwithstanding anything elsewhere to the contrary contained in this Agreement, the Owners and the Developer shall not be considered to be in default in performance of their respective obligations or be liable for any obligation under this Agreement to the extent that the performance of the relative obligations are prevented by the existence of Force Majeure and time for performance shall remain suspended during the tenure of the Force Majeure.


24. ARBITRATION:

24.1 The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the interpretation, construction, performance, breach or enforceability of this Agreement (collectively disputes), by way of negotiation. To this end, the Owners and the Developer shall use reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes, if not solved/settled, shall be referred to, and finally resolved by, arbitration by an Arbitration Tribunal formed in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made thereunder. The arbitration shall be conducted in English and venue shall be Kolkata only.

24.2 This agreement is signed and completed by the parties at the office of M/s. B.M. Bagaria & Co. at No. 6, Old Post Office Street, Kolkata and the amount to be paid to the said Owners by the Developer is paid at the said place upon the execution hereof.

25. JURISDICTION :

25.1 The courts of Kolkata shall also have jurisdiction to receive and try all actions arising out of disputes between the parties.

*[Handwritten signatures and initials]*

THE FIRST SCHEDULE ABOVE REFERRED TO:  
THE SAID PREMISES

ALL THAT the brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With the several pieces and parcels of contiguous land wher<sup>on</sup> or on parts whereof the same are erected and built containing an area of 25 Bighas 16 Cottahs 08 Chittacks 38 Square feet more or less situate lying at and being Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata - 700053 (formerly a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road, Kolkata - 700053) and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khalian Nos. 34, 36, 38, 81, 90 and 689, all in Mouza Italgata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and delineated in the plan annexed hereto duly bordered thereon in 'Red' and butted and bounded as follows:

On the North	:	Partly by portion of each Dag Nos. 516, 518, 519, 530, 531, 541, 532, 539 and 538 of Mouza Italgata;
On the South	:	By land within Mouza Siriti;
On the East	:	Partly by portion of each Dag Nos. 541, 540 and 532 of Mouza Italgata and partly by Basanta Lal Saha Road;
On the West	:	Partly by portion of each Dag Nos. 517, 516, 518, 519 and 530 of Mouza Italgata.

THE SECOND SCHEDULE ABOVE REFERRED TO:  
COMMON EXPENSES:

- i. Repairing rebuilding repainting improving or other treating as necessary and keeping the Premises and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.



- ii. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the Premises and the external surface of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the Premises as usually are or ought to be.
- iii. Keeping the gardens and grounds of the Premises generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
- iv. Keeping the private road in good repair and clean and tidy and cleaning the private road as necessary.
- v. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the Premises.
- vi. Paying such workers as may be necessary in connection with the upkeep of the complex.
- vii. Insuring any risks.
- viii. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the Premises as may be necessary and keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
- ix. Cleaning as necessary of the areas forming parts of the complex.
- x. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex and providing such additional apparatus as the builder may think fit.
- xi. Providing and arranging for the emptying the receptacles for rubbish.

*[Handwritten signature]*

*Abn*

*[Handwritten signature]*

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*[Handwritten signature]*

- xii. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether Central State or Local) assessed charged or imposed upon or payable in respect of the buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
- xiii. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
- xiv. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing contractor and enforcing or attempting to enforce the observance of the covenants on the part of the occupants of the flats/units.
- xv. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
- xvi. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.
- xvii. Employing the necessary managerial personnel on the terms as shall be decided by the Developer and administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
- xviii. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Management Company/Association it is reasonable to provide.

*[Handwritten signature]*

*at:*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



- xix. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Association of the Owners of the flats/units and shall only be applied in accordance with the decision of the Association.
- xx. The charges/fees of any professional company/agency appointed to carry out maintenance and supervision of the complex.
- xxi. Any other expenses for common purpose.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**Specification of construction & Fittings and Fixtures to be provided in the proposed Unit/ Flat.**

1. Super Structure:  
RCC Frames Structure with pile foundation
2. Wall Finish:
  - i. Plaster of Paris (POP) / Putty finish on plaster surface
  - ii. Exterior-Weather Proof Paint
3. Flooring:  
Vitrified tiles in the bed rooms, living/ dining room
4. Kitchen:
  - i. Granite Platform with honed edges
  - ii. Stainless Steel Sink
  - iii. Dado of Ceramic tiles upto 3ft above the kitchen counter
  - iv. Exhaust Point
  - v. Flooring- Anti Skid Ceramic Tiles
5. Toilet:
  - i. Flooring- Anti Skid Ceramic Tiles
  - ii. Toilet Walls- Standard Ceramic tiles on the walls up to ceiling/ false ceiling (if applicable)
  - iii. Sanitary ware of Parryware /Hindware or equivalent make
  - iv. CP fittings of Jaquar/EssEss/Hindware or equivalent make
  - v. Electrical point for Geyser & Exhaust Fan

*Handwritten signatures and initials:*  
 [Signature]     [Initials]     [Initials]     [Initials]     [Initials]

THE FOURTH SCHEDULE ABOVE REFERRED TO:  
COMMON AREAS:

- i. The staircases, lifts, staircase lobbies, lift lobbies, ground floor lobbies, fire escapes and common entrances and exits of the building/s.
- ii. The roof terraces, parks, play areas, etc
- iii. Installations of central services such as electricity, gas, water and sanitation, sewage treatment plant (STP), air-conditioning and incinerating system, water conservation and renewable energy;
- iv. The sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- v. All common facilities as provided in the said project at the said premises No. 68A, Basanta Lal Saha Road, Kolkata - 700053.
- vi. All facilities and amenities as may be provided by the in the Club/Recreation Centre including the gymnasium, banquet hall, library, indoor games, etc.
- vii. Swimming Pool
- viii. Overhead and underground water reservoirs
- ix. Sewage Treatment Plant (STP)
- x. Lift machine rooms
- xi. Landscaped areas
- xii. Transformers and CESC Utility Areas
- xiii. Fire fighting system
- xiv. Facility Managers' Office, Association Room, Store Rooms, Security Guards Change Room, common toilets – all on the Ground Floor
- xv. Driveways and pathways (except areas earmarked by the Developer as car parking spaces).

*[Handwritten signature]*

*[Handwritten initials]*

*[Handwritten initials]*

*[Handwritten initials]*

*[Handwritten initials]*

*[Handwritten initials]*

vi. Plumbing provision for Hot/Cold Water line

6. Doors & Windows:

- i. Door Frame-made of seasoned and treated wood
- ii. Main Door- Polished Solid core flush doors.
- iii. Main Door Fittings: Godrej or similar make night latch & Eyepiece
- iv. Internal Doors: Flush doors with stainless steel fittings
- v. Windows: Fully glazed anodized aluminum / UPVC windows

7. Electricals:

- i. Concealed Copper wiring of reputed brands
- ii. Telephone wiring in Living or Dining Area
- iii. Electricals Points in all bedrooms, living/Dining, Kitchen ,Toilets
- iv. AC points in living/ dining and all the Bedrooms
- v. Modular switches of reputed brands
- vi. Lifts of reputed brands like Otis/Kone or similar

8. Generator:

- i. Provision for standby supply in every Unit
- ii. Power Back-up for common area facilities and flats

9. Common Lighting-

- i. Overhead Illumination for compound and street lighting
- ii. Necessary illumination in all lobbies, staircases & common areas

10. Common Areas

- i. Well developed common lobbies
- ii. Intercom facility in each apartment

11. Security Features

Providing 24x7 Security Surveillance.

12. Cable Connection:

- i. Wiring for DTH cable provider to be fixed by Developer.
- ii. Connection to be taken individually by flat owners(at own cost)

*Handwritten signatures and initials:*  
A series of handwritten signatures and initials, including "A2", "SK", "SR", and "SK", are present at the bottom of the page.

IN WITNESSETH WHEREOF the parties hereto have signed and delivered these presents the day, month and year first above written.

SIGNED AND DELIVERED by the said

First Owner at Kolkata in the presence of:

*Amitabh* Advocate  
4, Government Place Hostry,  
8th Floor, Kolkata - 700017.

*Ujjayini Banerjee* Advocate  
61/2 B.L. Saha Road  
Kolkata - 700053.

For ORBIT TOWERS PVT. LTD.

*[Signature]*  
Director/Authorized Signatory

SIGNED AND DELIVERED by the said

SECOND OWNER 2 (A) at Kolkata

in the presence of:

*Amitabh* Advocate

*Ujjayini Banerjee* Advocate

SUGAM GRIHA NIRMAAN LTD.

*Ashok Banerjee*  
Director

SIGNED AND DELIVERED by the said

SECOND OWNER 2 (B) at Kolkata in

the presence of:

*Amitabh* Advocate

*Ujjayini Banerjee* Advocate

For Goodluck Infradevelopers Pvt. Ltd.

*[Signature]*  
Director

SIGNED AND DELIVERED by the said

SECOND OWNER 2 (C) at Kolkata

in the presence of:

*[Signature]*  
Advocate

*Ujjayini Banerjee*  
Advocate

SUPER DIAMOND NIRMAN PVT. LTD.

*[Signature]*  
Director/Authorized Signatory

SIGNED AND DELIVERED by the said

DEVELOPER at Kolkata in the presence of:

*[Signature]*  
Advocate

*Ujjayini Banerjee*  
Advocate

SUGAM DIAMOND ABASAN LLP

*[Signature]*  
Designated Partner / Partner

SUGAM DIAMOND ABASAN LLP

*[Signature]*  
Designated Partner / Partner

MEMORANDUM OF CONSIDERATION

Consideration of Rs. 20,00,000.00/- (Rupees Twenty Lacs only) paid by Sugam Diamond Abasan LLP as on this date, that is, 24<sup>th</sup> November, 2017 to the following:

Company Name/Cheque raised in favour of	Amount	Vide Cheque No.	Date of Cheque
Orbit Towers Pvt. Ltd.	Rs. 10,00,000.00/-	BYRTG 5 (47188 52017112400356959)	24.11.17
Sugam Griha Nirmaan Ltd.	Rs. 5,00,000.00/-	761333	23.11.17
Goodluck InfraDevelopers Pvt. Ltd.	Rs. 2,50,000.00/-	761337	23.11.17
Super Diamond Nirman Pvt. Ltd.	Rs. 2,50,000.00/-	761338	23.11.17

WITNESSES:

*[Signature]*  
Admuni

*[Signature]*  
Advocate.

Drafted by  
K. Srinivas, Advocate  
6, old Post - Krishnamoorthy 700001  
Enrollment No. 43/518/1989.

SUGAM GRIHA NIRMAAN LTD.

*[Signature]*  
Director

SUPER DIAMOND NIRMAN PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

For Goodluck InfraDevelopers Pvt. Ltd.

*[Signature]*  
Director

For ORBIT TOWERS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

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20000

OUTLINE PLAN FORMING PART OF THE FORE-GOING DOCUMENT SHOWING AREAS NO: 884, BASANT LAL SAHA ROAD, KOLKATA-700021, COMPRISING OF ENTIRE R.S. DAG NOS.: 533,534,535,536 AND 537 AND PORTION OF R.S. DAG NOS.516,517,518,519,530,531,532,533,539 AND 581 IN MOUZA (TALGHATA, J.L. NO.10, UNDER POLICE STATION BEHALA IN THE DISTRICT OF SOUTH 24-PARGANAS IN THE STATE OF WEST BENGAL. TOTAL AREA: 25 BIGHA 16K 06 CH 38 SQ.FT.



SUGAM GRHA NIRMAAN LTD.  
*Ashokanaraj*  
 Director

For ORBIT TOWERS PVT. LTD.  
*Pradeep*  
 Director/Authorised signatory

For Goodluck InfraDevelopers Pvt. Ltd.  
*Alauddin*  
 Director

SUPER DIAMOND NIRMAN PVT. LTD.  
*Wijayakumar*  
 Director/Authorised signatory

SUGAM DIAMOND ABASAN LLP  
*Suhel*  
 Designated Partner / Partner

SUGAM DIAMOND ABASAN LLP  
*Shreyas*  
 Designated Partner / Partner

FINGERPRINTS



*Pseudo*



*Abdullah*



*Abowitz*



*Wynan*





FINGER PRINTS



Sulemana

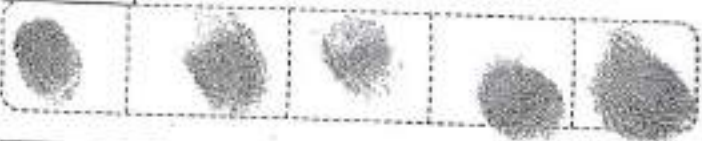
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Right Hand



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Right Hand



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Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-012019460-1      Payment Mode: Online Payment  
 GRN Date: 23/11/2017 19:56:01      Bank: AXIS Bank  
 BRN: 5839507      BRN Date: 23/11/2017 19:58:41

**DEPOSITOR'S DETAILS**

Challan No.: 16020001617683/1/2017  
(Query No./Query Year)

Name: SUPER DIAMOND NIRMAL PVT. LTD.  
 Contact No.:      Mobile No.: 9861935580  
 E-mail: princejain@diamondnirmal.com  
 Address: 78 PRETORIA STREET, KOLKATA-700007  
 Applicant Name: Mr Salkat Pramalika  
 Office Name:  
 Office Address:  
 Status of Depositor: Buyer/Claimant  
 Purpose of payment / Remarks: Home loan / Agreement or Construction agreement

**PAYMENT DETAILS**

No.	Transaction No.	Particulars	Amount	Account No.	Account
1	16020001617683/1/2017	Property Registration Stamp duty	9330.02	003-02-103-000-02	76021
2	16020001617683/1/2017	Property Registration Fee	20253	003-03-104-001-18	20253
<b>Total</b>			<b>95074</b>		

In Words: Rupees Ninety Five Thousand Seventy Four only





For CRIBIT TOWERS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory



आयकर विभाग | भारत सरकार  
INCOME TAX DEPARTMENT | GOVERNMENT OF INDIA  
आयकर विभाग | भारत सरकार  
INCOME TAX DEPARTMENT | GOVERNMENT OF INDIA

आयकर विभाग | भारत सरकार  
INCOME TAX DEPARTMENT | GOVERNMENT OF INDIA  
आयकर विभाग | भारत सरकार  
INCOME TAX DEPARTMENT | GOVERNMENT OF INDIA

SUGAM GRIHA NIRMAAN LTD.

*Ashok Saraf*  
Director



Marketing Assignments – Oct to Nov 2018 || Activity Streamline

**Navina Paudyal –**

**Morya –**

OFFLINE ::

- Outdoor campaign already activated
- Floor Plan and Brochure Booklet quote awaited from CDC – print execution required
- Big size Site Plan printing and sending to site
- Diwali/Dhanteras Gold Offer Campaign – require hoardings for site
- Morya PPT for Award Submission
- Morya BTL Designs to be sent for print – canopy, Kiosk and Backdrop

ONLINE ::

- Social posts, boosting, Ads to be uploaded on FB Platform
- Diwali/Dhanteras Offer – Agency liaison and designs with all Compliance Factors

**Sugam Park, Asansol –**

OFFLINE ::

- Press Ad with gold offer already activated
- More Offline and Online creatives are awaited from AGENCY
- Sticker needs to be designed, printed and pasted on existing sales collaterals

ONLINE ::

- Movie Project – overall approved, require finer changes and improvement
- Periodic posting and boosting of Social Posts on FB

**Sugam Habitat –**

OFFLINE ::

- Floor plans to be revised with HIRA complaint tabular data
- HIRA ID Sticker – needs to be designed and printed and
- Sticker needs to be designed, printed and pasted on existing sales collaterals

ONLINE ::

- Periodic posting and boosting of Social Posts on FB

#### **Sugam Serenity –**

##### **OFFLINE ::**

- New Brochure development for Serenity
- New floor plan booklet for Serenity
- Design print of Project Envelope with HIRA ID

#### **Shruti Agrawal –**

##### **OFFLINE ::**

- Vendor management and payment clearance for chocolate house gifts
- Design, print and paste stickers on sales collaterals with help of peons
- Liaison with YRF for TOH – targeting AB for premiere in Kolkata INOX

##### **ONLINE ::**

- Database governance and continuous uploading on Remarketing List
- Industry Portals monitoring
- Online chat monitoring
- Special Task – Activation of Common Floor campaign for Serenity
- Lead Churning – Periodic Vnalytics coded SMS
- Weekly HTML Emailers triggered from Mailchimp for Serenity & Sudhir
- Helping Navins at operations level and training new candidate on Software Usage/Transition

#### **Biplav Das –**

##### **ONLINE ::**

- Sell.Do configuration and bug fixing (Project Campaign Level Segmentation & Tracking)
- Emailer HTML codification & Server Trigger
- Liaison with BUTTERFLY for new creatives and modification of existing creatives (Habitat Magnificence)
- Website – Post Migration Deep Analysis for Content Display & CTA/Lead Management
- Adwords + FB Optimization for new Campaigns and Old Ones subject receiving creatives
- Conversion set up for Adwords for all accounts for Landing Pages
- Liaison with Karishma for creatives
- Supervise multimedia asset activation with Navina for Morya



SUPER DIAMOND NIRMAN PVT. LTD.

*Wyanif*  
Director/Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



GOODLUCK INFRADEVELOPERS  
PRIVATE LIMITED

11/05/2010

Partnership Account Number

AAADGG80920

11050910



For Goodluck InfraDevelopers Pvt. Ltd.

*Handwritten signature*  
Director





Signature: *[Handwritten Signature]*  
Date: 26/11/2018  
Purpose: For registration of 988  
to 30th Feb 2019 - 53  
Not to be used for any other  
purpose



PERMANENT ACCOUNT NUMBER  
AAN PL5142K

MR. NAME  
ANIL KUMAR LAHOTY

NAME OF THE VOTER NAME  
KESHAV ODD LAHOTY

MR. FOR EACH OF EACH  
00-01-1984

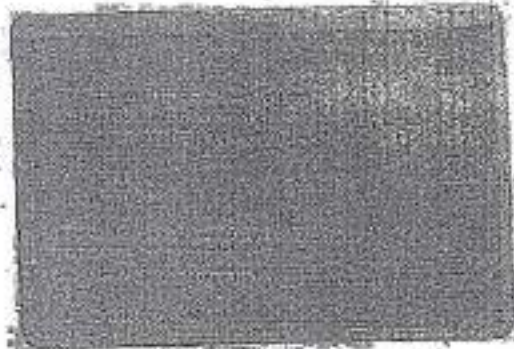
YOUR SIGNATURE  
*[Signature]*

MR. SIGNATURE, PART  
*[Signature]*

COMMISSIONER OF INCOME TAX, SOUTH BANGALORE

*[Handwritten Signature]*





*Wygia*

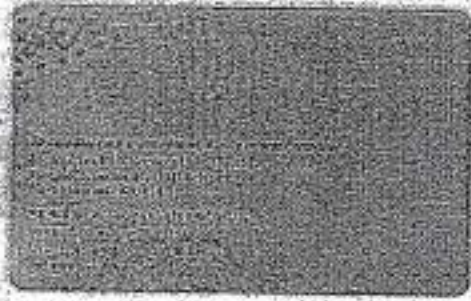


PERMANENT ACCOUNT NUMBER  
 A/P/50820  
 NAME  
 ASHOK SHARMA  
 ADDRESS  
 SANTOSH KUTIB SAHAI  
 PIN CODE  
 0011-055

*Ashok Sharma*

THE DIRECTOR GENERAL OF  
 POSTS AND TELEGRAPHS  
 DEPARTMENT  
 GOVT. OF INDIA  
 NEW DELHI - 110001  
 INSTRUCTIONS FOR THE  
 SUBSCRIBERS  
 OF THE  
 PAPER  
 CIRCULARS








*Subhas*



  
 Election Commission of India  
**INDIAN ELECTION COMMISSION**  
**IDENTITY CARD**  
 ZCK1075027



Surname : **SAHAI**  
 Father's Name : **SATISH CHAND**  
 Profession : **AGRICULTURE**  
 Father's Name : **SATISH CHAND**  
 Photo : **10/11**  
 Sex : **M**  
 Date of Birth : **19/05/1960**

ZCK1075027

Name :  
**SHRI S. S. SAHAI**  
 Address:  
**POSTAL QUARTERS, BANGALORE**  
**POSTAL QUARTERS, BANGALORE**  
**POSTAL QUARTERS**

  
 Date: 28/05/2011

This card is valid only for the purpose of voting in the elections to the Lok Sabha and the State Legislative Assemblies. It is not valid for any other purpose.

In case of change of address, please inform the Electoral Registration Officer for the constituency concerned.

This card is valid only for the purpose of voting in the elections to the Lok Sabha and the State Legislative Assemblies. It is not valid for any other purpose.

*Sahai Praveen*





*Subalano*  
Partner

2014

2014

2014

2014







Government of West Bengal  
 Directorate of Registration & Stamp Revenue  
 e-Assessment Slip

	1602-0001617683/2017	Property already registered
	23/11/2017 7:23:54 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Sanket Pramanick Fulorhat, Kanrabad, Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9038163519, Status : Solicitor firm	
		Transaction Description
[D110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 20,00,000/-]
		Rs. 57,46,32,348/-
		Stamp Duty
		Rs. 20,053/- (Article: E, E, B, M(D), H)
		Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , Premises No. 88A, Ward No: 116 Pin Code : 700053

Sl. No.	Location	Land Use	Area (Sq Ft)	Market Value (Rs.)	Other Details
L1		Residential	15 Bigha 18 Katha 6 Chatak 38 Sq Ft	56,95,69,848/-	Property is on Road
Grand Total :			522.10583000 Dec	0/-	56,95,69,848/-

**Structure Details :**

Sl. No.	Location	Area (Sq Ft)	Market Value (Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	0/-	30,37,500/- Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 3000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	2000 Sq Ft.	0/-	65,000/- Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete				



S3	On Land L1	2000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S4	On Land L1	2000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1	2000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S6	On Land L1	2000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total : 16000.00000 sq ft			0 /-	50,62,500 /-	

**Land Lord Details :**

Sr	Details	Status	Execution Admission Details :
1	Orbit Towers Private Limited ( Private Limited Company ) .39, Camac Street, Post Office: Park Street, Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAACO3688F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED ( Private Limited Company ) .12, Hemanta Besu Sarani, Post Office: Esplanade, Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700069 PAN No. AADCG8092Q, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	Super Diamond Nirman Private Limited ( Private Limited Company ) .7B, Prelara Street, Post Office: Russel Street, Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PN - 700071 PAN No. AAICS2268M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	Sugam Griha Nirman Limited ( Public Limited Company ) .2/5, Sarat Bose Road, Post Office: Elgin Road, Ballygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAEC87354N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Developer Details :

Sl No.	Name & address	Status	Execution Admission Details :
1	Sugam Diamond Abasan LLP (LLP) 2/5, Sarat Bose Road, Post Office: Elgin Road, Bullygunge, District: South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. ACPFS5588C, Status :Organization, Executed by: Representative	Organization	Executed by Representative

Representative Details :

Sl No.	Name & address	Representative of
1	Mr Vivek Kumar Kajaria Son of Mr Sheo Kumar Kajaria 4A, ASHOKA ROAD, Post Office: Alipore, Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGDPK5580E	Super Diamond Nirman Private Limited (as DIRECTOR)
2	Mr Diloop Singh Mehta Son of Late Jai Singh Mehta Post Office: Kalighat, Tollygunge, District: South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPM0816D	Orbit Towers Private Limited (as DIRECTOR)
3	Mr Ashok Saraf Son of Late Santosh Saraf 14/2, Burdwan Road, Post Office: Alipore, Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJQPS0620D	Sugam Griha Nirmaan Limited (as DIRECTOR)
4	Mr Anil Kumar Lahoty Son of Mr Keshar Deo Lahoty 177, GT Road, Post Office: Salfia, Salfia, Howrah, District: Howrah, West Bengal, India, PIN - 711105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AANPL5142K	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED (as Authorised Signatory)
5	Mr Suhel Saraf Son of Mr Ashok Saraf 2/5, Sarat Bose Road, Post Office: Elgin Road, Bullygunge, District: South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCLPS5032A	Sugam Diamond Abasan LLP (as Partner)
6	Mr Shreyans Kajaria Son of Mr Vivek Kumar Kajaria 4A, Ashoka Road, Post Office: Alipore, Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BPTPK3945P	Sugam Diamond Abasan LLP (as PARTNER)



Identifier Details :

Name & address
Mr Seikat Pramanick Son of Mr Shyamal Pramanick Fulorhat, Kamrabad, Sonarpur, Post Office: Sonarpur, Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Vivek Kulkarni Kajaria, Mr Dileep Singh Mehta, Mr Ashok Saraf, Mr Anil Kumar Lahoty, Mr Suhel Saraf, Mr Shreyans Kajaria

Transfer of property for 2017

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-261,053 Dec
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-65,2632 Dec
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-130,526 Dec
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-65,2632 Dec

Transfer of property for 2017

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-3000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-750 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-1500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-750 Sq Ft

Transfer of property for 2017

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250 Sq Ft

Transfer of property for 2017

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250 Sq Ft



Transfer of property for 54

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250 Sq Ft

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250 Sq Ft

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 08/01/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a mandatory condition if the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction is located in Municipality/Municipal Corporation/Notified Area.



9. Mutation fees are also collected if stamp duty and registration fees are paid electronically (i.e. through GRPS). If these are not paid through GRPS then mutation fees are required to be paid at the concerned BLLRO office.



**Major Information of the Deed**

Deed No :	I-1602-11986/2017	Date of Registration	26/12/2017
Query No / Year	1602-0001617683/2017	Office where deed is registered	
Query Date	23/11/2017 7:23:54 PM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Saikat Pramanick Fulbari, Kamrabad, Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9038163519, Status :Sold/for firm		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt (Rs : 20,00,000/-)		
Registered Value	Rs. 57,46,32,348/-		
Stamp Duty	Rs. 20,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(U rban area)		

**Land Details :**

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , Premises No. 88A, Ward No: 116

SRI No.	Plot No.	Khatian No.	Land Use	Area (Sqr. Ft.)	Market Value (Rs.)	Other Details
L1			Bestu	15 Bigha 18 Katha 6 Chatak 38 Sq Ft	56,95,69,848/-	Property is on Road
<b>Grand Total :</b>				522.1053Dec	0/-	5695,69,848/-

**Structure Details :**

SRI No.	Structure Details	Area of Structure	Setback Value (in Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	0/-	30,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Ty pe: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	2000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Ty pe: Tin Shed, Extent of Completion: Complete					



S4	On Land L1	2000 Sq Ft	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1	2000 Sq Ft	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S6	On Land L1	2000 Sq Ft	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>16000 sq ft</b>	<b>0/-</b>	<b>50,62,500/-</b>	

**Land Lord Details :**

Sl. No.	Name/Address/Plot/Dimension and State
1	<b>Orbit Towers Private Limited</b> 3B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAACO3688F, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>GOODLUCK INFRADEVELOPERS PRIVATE LIMITED</b> 12, Hemanta Basu Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AADCG6082Q, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Super Diamond Nirman Private Limited</b> 7B, Pretoria Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAICS2288M, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>Sugam Griha Nirman Limited</b> 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAEC57354N, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl. No.	Name/Address/Plot/Dimension and State
1	<b>Sugam Diamond Abasan LLP</b> 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ACPFS5586C, Status :Organization, Executed by: Representative





Representative Details:

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vivek Kumar Kajaria</b> Son of Mr Sheo Kumar Kajaria 4A, ASHOKA ROAD, 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.:: AGDPK5580E Status : Representative, Representative of : Super Diamond Nirman Private Limited (as DIRECTOR)
2	<b>Mr Dileep Singh Mehta</b> Son of Late Jai Singh Mehta P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AFCPM0616D Status : Representative, Representative of : Orbit Towers Private Limited (as DIRECTOR)
3	<b>Mr Ashok Saraf (Presentant )</b> Son of Late Santosh Saraf 14/2, Burdwan Road, 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.:: AJQPS0820D Status : Representative, Representative of : Sugam Griha Nirman Limited (as DIRECTOR)
4	<b>Mr Anil Kumar Lahoty</b> Son of Mr Keshar Deo Lahoty 177, GT Road, P.O:- Salkia, P.S:- Salkia, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AANPL5142K Status : Representative, Representative of : GOODLUCK INFRADEVELOPERS PRIVATE LIMITED (as Authorised Signatory)
5	<b>Mr Suhel Saraf</b> Son of Mr Ashok Saraf 2/5, Saraf Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: BCLPS5032A Status : Representative, Representative of : Sugam Diamond Abasan LLP (as Partner)
6	<b>Mr Shreyans Kajaria</b> Son of Mr Vivek Kumar Kajaria 4A, Ashoka Road, 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.:: BPTPK6945P Status : Representative, Representative of : Sugam Diamond Abasan LLP (as PARTNER)

Identifier Details :

<b>Mr Sakat Pramanick</b> Son of Mr Shyamal Pramanick : Fulorhat, Kamrabad,Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, , Identifier Of Mr Vivek Kumar Kajaria, Mr Dileep Singh Mehta, Mr Ashok Saraf, Mr Anil Kumar Lahoty, Mr Suhel Saraf, Mr Shreyans Kajaria

SL.No	From	To, with area (Name - Address)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-65,28320
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-65,28320
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-65,28320



Sugam Diamond Abasan  
Limited

Sugam Diamond Abasan LLP Sugam 21 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-3000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-750.00000000 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-1500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-750.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250.00000000 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250.00000000 Sq Ft

Transfer of property for S3

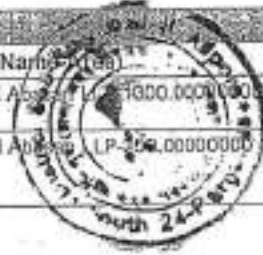
Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250.00000000 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250.00000000 Sq Ft

Transfer of property for S4

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250.00000000 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250.00000000 Sq Ft

Transfer of property for S5

Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250.00000000 Sq Ft



3	Sugam Griha Nirmaan Private Limited	Sugam Diamond Abasan LLP-500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250.00000000 Sq Ft
<b>Transfer of property for S6</b>		
Sl.No	From	To, with area (Name-Area)
1	Orbit Towers Private Limited	Sugam Diamond Abasan LLP-1000.00000000 Sq Ft
2	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED	Sugam Diamond Abasan LLP-250.00000000 Sq Ft
3	Super Diamond Nirman Private Limited	Sugam Diamond Abasan LLP-500.00000000 Sq Ft
4	Sugam Griha Nirmaan Limited	Sugam Diamond Abasan LLP-250.00000000 Sq Ft

**Endorsement For Deed Number : I - 160211986 / 2017**

Presented for registration at 16:35 hrs on 24-11-2017, at the Private residence by Mr Ashok Saraf ,

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 57,46,32,348/-

Execution is admitted on 24-11-2017 by Mr Dileep Singh Mehta, DIRECTOR, Orbit Towers Private Limited (Private Limited Company), 3B, Camac Street, P.O:- Park Street, P.S:- Shakespares Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Saikat Pramanick, , Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr Ashok Saraf, DIRECTOR, Sugam Griha Nirmaan Limited (Public Limited Company), 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India PIN - 700020

Identified by Mr Saikat Pramanick, , Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr Anil Kumar Laha, Director, GOODLUCK INFRADEVELOPERS PRIVATE LIMITED (Private Limited Company), 12, Camac Basu Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr Saikat Pramanick, , Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr Suhel Saraf, Partner, Sugam Diamond Abasan LLP (LLP), 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Saikat Pramanick, . . . Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O. Sonarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr Shreyans Kajaria - PARTNER, Sugam Diamond Abasan LLP (LLP), 2/5, Sarat Bose Road, P.O.- Elgin Road, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Saikat Pramanick, . . . Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O. Sonarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr Vivek Kumar Kajaria, DIRECTOR, Super Diamond Nirman Private Limited (Private Limited Company), 7B, Pretoria Street, P.O.- Russel Street, P.S.- Shakespeara Sarani, Kolkata, District- Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Saikat Pramanick, . . . Son of Mr Shyamal Pramanick, Fulbarhat, Kamrabad, Sonarpur, P.O. Sonarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**Payment of Registration Fees**

Certified that required Registration Fees payable for this document is Rs 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 20,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2017 7:58PM with Govt. Ref. No: 192017180120194601 on 23-11-2017, Amount Rs: 20,053/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 5839507 on 23-11-2017, 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 by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2017 7:58PM with Govt. Ref. No: 192017180120194601 on 23-11-2017, Amount Rs: 75,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 5839507 on 23-11-2017, Head of Account 0030-02-103-003-02

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



On 20-12-2017

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

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*Rina Chaudhury*

Rina Chaudhury

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal



ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 368306 to 368386

being No 160211986 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.12.29 13:39:17 +05:30  
Reason: Digital Signing of Deed.

*Rina Chaudhury*

(Rina Chaudhury) 29/12/2017 13:39:11  
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West Bengal.



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