

any part thereof so far as the same is not the liability of or attributable to the Unit of any individual Owners of any Unit.

14. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
15. 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.
16. 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 there under relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.
17. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Builder may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
18. Administering the management company staff and complying with all relevant statutes and regulations and orders there under and employing suitable persons or firm to deal with these matters.
19. 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.



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act, 1908  
Alipore, South 24 Parganas

15 MAR 2018

20. In such time to be fixed annually as shall be estimated by the Holding Organization (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
21. 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 Holding Organization for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
22. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
23. Any other expense for common purpose.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**DEPOSITS/EXTRA CHARGES/TAXES**

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities and Development charges etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Sinking Fund:** Sinking fund as may be decided.
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Diesel Generator Charges.
- Legal Charges



Dist. Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alleore, South 24 Parganas  
**15 MAR 2018**

- **Taxes:** deposits towards Municipal rates and taxes, etc.  
Stamp Duty, Registration Fees, GST and any other tax and imposition levied by the State Government, Central Government or any other authority
- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Formation of Association/Holding Organization**
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**Part - I**

**(Developer' Allocation)**

ALL THAT 70% (Seventy percent) of the total realization from sale of constructed areas of the Complex to comprise in units, Row Houses/Villas to be constructed on the said Project Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share in the said Project Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space.

**Part - II**

**(Owners' Allocation)**

ALL THAT 30% (Thirty percent) of the total realization from sale of constructed areas of the Complex to comprise in various units, Row Houses/Villas to be constructed on the said Project Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

15 MAR 2018

in the said Land attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**  
**SPECIFICATIONS**

<b>Foundation &amp; Structure</b>	RCC Foundation and RCC frame structure
<b>Balcony</b>	MS Railing
<b>Flooring</b>	Vitrified tiles in bedrooms, living/ dining room & balcony
<b>Kitchen</b>	Flooring- anti-skid ceramic tiles
	Wall finishes- Ceramic tiles, dado up to 2 feet above working platform
	Granite counter with SS sink
<b>Toilet</b>	Flooring of anti skid ceramic tiles
	Dado of glazed tiles
	CP fittings: Jaquar or equivalent Sanitary: Hindware or equivalent
	Provision for geyser installation
<b>Door</b>	Entrance door: decorative flush door
	Internal door: flush door (painted on both sides)
<b>Windows</b>	Powder coated aluminium windows
	Grill optional at extra cost
<b>External Finish</b>	Water proof acrylic base paint
<b>Interior</b>	Internal walls finished with POP
<b>Electrical</b>	Concealed copper wiring
	Modular switches of reputed brand



District Sub-Registrar-IV  
Registrar, S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

12 MAR 2018



	Provision for A/C power outlet in all bedrooms
	Intercom System
<b>DG Backup</b>	Standby generator for common areas, services & Row Houses
	24X7 generator power load to apartments- 2BHK- 500W, 3BHK- 750W, 4BHK- 1000W
<b>Elevators</b>	Schindler/ Kone/ Otis/ Hyundai or equivalent make

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:**  
**TITLE DEEDS OF THE OWNERS OF THE SAID LAND**

The Owners purchased the Said Land by following registered Conveyance Deeds in Book No. 1 at different registration office.

R.S. Dag No.	L.R. Dag No.	Deed No.	Vendor's Name	Purchaser's Name	Purchased Area	Registration Office
222	240	0631 3/13	<b>PRIYA VART DEWAN SINGH</b>	AAMOD NIWAS PVT LTD	79	D.S.R-IV, SOUTH 24 PGS
				AAMOD VILLA PVT LTD		
				ANULEKHA BUILDERS PVT LTD		
				AVANEESH NIRMAN PVT LTD		
				AVANEESH AAVAS PVT LTD		
				AVANEESH COMPLEX PVT LTD		
				AVANEESH ENCLAVE PVT LTD		



District Sub-Registrar-IV  
Registrar U.S. 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**

				AVANEESH GRIHA PVT LTD		
223	250	0628 5/13	CHIKARA BROTHERS	AVIGHNA COMPLEX PVT LTD	35	D.S.R-IV, SOUTH 24 PGS
				AVANEESH REAL ESTATE PVT LTD		
				AVANEESH VILLA PVT LTD		
				AVIGHNA ENCLAVE PVT LTD		
224	248	0630 8/13	CHIKARA BROTHERS	AZALEA AAVAS PVT LTD	29	D.S.R-IV, SOUTH 24 PGS
				AZALEA DEVELOPERS PVT LTD		
				AVIGHNA NIRMAN PVT LTD		
226	246	0631 2/13	LAKHIRAM PRIYAVERT	ALLIUM ENCLAVE PVT LTD	41	D.S.R-IV, SOUTH 24 PGS
				ANGELICA COMPLEX PVT LTD		
				ANGELICA CONSTRUCTION PVT LTD		
				ARROWLEAF COMPLEX PVT LTD		
				ARROWLEAF NIWAS PVT LTD		
242	251	0501 4/15	LAKHIRAM PRIYAVERT	VEENAVANI AWAS PVT LTD	29	A.R.A.-I. KOLKATA



District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Allipore, South 24 Parganas

15 MAR 2018

				VEENAVANI APARTMENT PVT LTD		
				VEENAVANI COMPLEX PVT LTD		
227	249	0630 7/13	LAKHIRAM PRIYAVERT	COLUMBINE GRIHA PVT LTD	13	D.S.R-IV, SOUTH 24 PGS
				ARROWLEAF VILLA PVT LTD		
229	242	0627 6/13	LAKHIRAM PRIYAVERT	LAUREL NIRMAN PVT LTD	11	D.S.R-IV, SOUTH 24 PGS
				MILFOIL AASHIANA PVT LTD		
187	212	0320 4/14	LAKHIRAM PRIYAVERT	AROKYA NIRMAN PVT LTD	16	A.R.A.-I, KOLKATA
			RAJINDER SINGH	CHAKRADEV REALESTATE PVT LTD		
			SURINDER SINGH			
186	210	3195/ 14	RAJINDER SINGH	MAINAK NIWAS PVT LTD	18	A.R.A.-I, KOLKATA
				AROKYA ENCLAVE PVT LTD		
241	262	0320 0/14	CHIKARA BROTHERS	MAINAK NIWAS PVT LTD	6	A.R.A.- I, KOLKATA
			RAJINDER SINGH			
			SURINDER SINGH			
238	265	0631 8/13	LAKHIRAM PRIYAVERT	ANULEKHA COMPLEX PVT	36	D.S.R-IV, SOUTH 24



District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

15 MAR 2018

				LTD		PGS
				ANULEKHA DEVELOPERS PVT LTD		
				ANULEKHA NIRMAN PVT LTD		
				ANULEKHA REAL ESTATE PVT LTD		
225	247	0627 4/13	CHHIKARA BROTHERS	AZALEA ENCLAVE PVT LTD	35	D.S.R-IV, SOUTH 24 PGS
				AADHIRA ENCLAVE PVT LTD		
			RAJINDER SINGH	ALLIUM CONSTRUCTION PVT LTD		
				SHIVIKA PROPERTIES PVT LTD		
219	237	0640 8/13	LAKHIRAM PRIYAVERT	AAMOD ENCLAVE PVT LTD	27	D.S.R-IV, SOUTH 24 PGS
				AAMOD NIRMAN PVT LTD		
233	245	0628 8/13	CHHIKARA BROTHERS	ARROWLEAF ENCLAVE PVT LTD	3	D.S.R-IV, SOUTH 24 PGS
228	241	0631 5/13	RAJINDER SINGH	CURRANT GRIHA PVT LTD	9	D.S.R-IV, SOUTH 24 PGS
197	282	0319 7/14	CHHIKARA BROTHER	AROKYA INFRASTRUCTUR E PVT LTD	57	A.R.A.-I, KOLKATA



District Sub-Registrar-1  
Registrar U/s 7(2) of  
Registration Act 1908  
Alipura, South 24 Parganas

15 MAR 2018



				SHIVIKA CITY HOMES PVT LTD		
			<b>SURENDER SINGH</b>	SHIVIKA BUILDERS PVT LTD		
				SHIVIKA REALTORS PVT LTD		
			<b>RAJINDER SINGH</b>	JANMBHUMI AWAS PVT LTD		
				JANMBHUMI BUILDCON PVT LTD		
		0626 8/11	<b>SK.ABDUL KUDDUS</b>	ROOPTARA REAL ESTATES PVT LTD	8	
202	218	0319 8/14	<b>CHHIKARA BROTHERS</b>	ANANTA DEALTRADE PVT LTD	8	A.R.A.-I, KOLKATA
203	230	0631 6/13	<b>CHHIKARA BROTHERS</b>	ABHIPRITHI BUILDERS PVT LTD	56	D.S.R.-IV, SOUTH 24 PGS
				ABHIPRITHI ENCLAVE PVT LTD		
				ABHIPRITHI GRIHA PVT LTD		
				ABHIPRITHI INFRACON PVT LTD		
				ABHIPRITHI NIRMAN PVT LTD		
				ABHIPRITHI VILLA PVT LTD		
217	234	0629	<b>HISSAR</b>	AADHIRA	19	D.S.R.-IV,



District Sub-Registrar-1  
Registration 7(2) of  
Registration Act 1908  
Alipura, South 24 Parganas  
**15 MAR 2018**

		5/13	<b>BRICKS COMPANY</b>	NIRMAN PVT LTD AADHIRA REAL ESTATE PVT LTD		SOUTH 24 PGS
218	236	0628 7/13	<b>HISSAR BRICKS COMPANY</b>	AADRIKA ENCLAVE PVT LTD AAKAANKSHA COMPLEX PVT LTD AAMOD CONSTRUCTION PVT LTD	25	D.S.R.-IV, SOUTH 24 PGS
220	238	0501 1/15	<b>RAJINDER SINGH</b>	VEENAVANI BUILDERS PVT LTD SUBHMANI NIWAS PVT LTD	17	A.R.A.-I, KOLKATA
231	280	0630 1/13	<b>LAKHIRAM PRIYAVART</b>  <b>CHHIKARA BROTHERS</b>	NETTLE VILLA PVT LTD PARSLEY NIRMAN PVT LTD PEONY RESIDENCY PVT LTD ROSEBAY HOUSING PVT LTD SALVIA NIWAS PVT LTD SEDUM NIRMAN PVT LTD SNOWBALL VILLA PVT LTD THYME HOME	93	D.S.R.-IV, SOUTH 24 PGS



District Sub-Registrar  
Registrar U/s 1(2) of  
Registration Act 1908  
Allipore, South 24 Parganas

15 MAR 2018

				PVT LTD		
				YERKOW		
				HOUSING PVT		
				LTD		
				VERAINE		
				AASHIANA PVT		
				LTD		
				AADRIKA GRIHA		
				PVT LTD		
				AADRIKA		
				NIRMAN PVT LTD		
				AAKAANKSHA		
				AAVAS PVT LTD		
				AAKAANKSHA		
				ENCLAVE PVT		
				LTD		
				AAKAANKSHA		
				GRIHA PVT LTD		
				AAKAANKSHA		
				REAL ESTATE PVT		
234	268	0630 9/13	RAJINDER SINGH	LTD	101	D.S.R.-IV, SOUTH 24 PGS
				AASHINYA AAVAS		
				PVT LTD		
				AASHINYA		
				BUILDERS PVT		
				LTD		
				AASHINYA		
				COMPLEX PVT		
				LTD		
				AASHINYA		
				DEVELOPERS PVT		
				LTD		
				AASHINYA		
				ENCLAVE PVT		



District Sub-Registrar-24  
Registrar U/S 2(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**

				LTD		
235	267	0631 4/13	<b>LAKHIRAM PRIYAVART</b>	LAMIUM VILLA PVT LTD	8	D.S.R.-IV, SOUTH 24 PGS
236	266	0631 9/13	<b>LAKHIRAM PRIYAVART</b>	MILFOIL RESIDENCY PVT LTD	33	D.S.R.-IV, SOUTH 24 PGS
				MILFOIL NIWAS PVT LTD		
				AADRIKA AAVAS PVT LTD		
237	269	0631 7/13	<b>RAJINDER SINGH</b>	AASHINYA NIRMAN PVT LTD	15	D.S.R.-IV, SOUTH 24 PGS
				AASHINYA NIWAS PVT LTD		
239	264	0627 3/13	<b>CHHIKARA BROTHERS</b>	SHIVIKA BUILDMART PVT LTD	20	D.S.R.-IV, SOUTH 24 PGS
				SHIVIKA NIKETAN PVT LTD		
240	263	0631 1/13	<b>LAKHIRAM PRIYAVART</b>	SHIVIKA CONCRETE STRUCTURE PVT LTD	14	D.S.R.-IV, SOUTH 24 PGS
				BALADEVA STRUCTURE PVT LTD		
245	261	0631 0/13	<b>PRIYAVART DEWAN SINGH</b>	BALADEVA APRTMENT PVT LTD	20	D.S.R.-IV, SOUTH 24 PGS



District Sub-Registrar-1  
Registrar U/S (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
15 MAR 2018



				BALADEVA FOUNDATION PVT LTD		
250	257	0628 2/13	CHHIKARA BROTHERS	BALADEVA INFRACON PVT LTD	12	D.S.R.-IV, SOUTH 24 PGS
			RAJINDER SINGH			
			SURINDER SINGH	BALADEVA COMPLEX PVT LTD		
252	256	0320 2/14	CHHIKARA BROTHERS	CHAKRADEV CITY HOME PVT LTD	43	A.R.A.- I, KOLKATA
				CHAKRADEV INFRAPROJECT PVT LTD		
			RAJINDER SINGH	CHAKRADEV NIWAS PVT LTD		
				JANMBHUMI CONCLAVE PVT LTD		
SURINDER SINGH	JANMBHUMI REALCON PVT LTD					
255	276	0627 9/13	LAKHIRAM PRIYAVART	BALADEVA VILLA PVT LTD	11	D.S.R.-IV, SOUTH 24 PGS
			PRIYAVART DEWAN SINGH	BALADEVA INFRASTRUCTUR E PVT LTD		
256	277	0628 1/13	LAKHIRAM PRIYAVART	SHIVIKA CONCRETE FOUNDATION PVT LTD	17	D.S.R.-IV, SOUTH 24 PGS
				SHIVIKA REAL		



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**

				ESTATE PVT LTD		
258	278	0320 3/14	PRIYAVART DEWAN SINGH	AADRIKA NIWAS PVT LTD	13	A.R.A.-I, KOLKATA
				SHIVIKA ENCLAVE PVT LTD		
259	279	0289 9/16	BADAL CHANDRA BACHAR	ANANTA DEALTRADE PVT LTD	2	A.R.A.-I, KOLKATA
			RAMESH CHANDRA BACHAR			
			MANIK CHANDRA BACHAR			
260	281	0319 9/14	LAKHIRAM PRIYAVART	SHIVIKA PROCON PVT LTD	110	A.R.A.-I, KOLKATA
				SHIVIKA KUTIR PVT LTD		
				SHIVIKA HOUSING PVT LTD		
				SHIVIKA PROMOTERS PVT LTD		
				SHIVIKA PLAZA PVT LTD		
				SHIVIKA NIRMAN PVT LTD		
			CHHIKARA BROTHERS	SHIVIKA AWAS PVT LTD		
				BALADEVA HOMES PVT LTD		
				SATYALAXMI		



DISTRICT SUB-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Allore, South 2<sup>nd</sup> Parganna

15 MAR 2018

				NIRMAN PVT LTD		
				SATYALAXMI INFRAPROJECT PVT LTD		
				SATYALAXMI INFRACON PVT LTD		
271	283	0501 0/15	PRIYAVART DEWAN SINGH	CONCORD BARTER PVT LTD	17	A.R.A.-I, KOLKATA
				FAST FLOW MARKETINGS PVT LTD		
244	253	0319 6/14	CHHIKARA BROTHERS	AROKYA BUILDERS PVT LTD	15	A.R.A.- I, KOLKATA
			RAJINDER SINGH	AROKYA REALTORS PVT LTD		
			SURINDER SINGH			
246	260	0629 4/13	PRIYAVART DEWAN SINGH	BALADEVA INFRATECH PVT LTD	14	D.S.R.-IV, SOUTH 24 PGS
				BALADEVA INFR DEV PVT LTD		
243	252	0320 5/14	LAKHI RAM PRIYA VART	SHIVIKA BUILDCON PVT LTD	15	A.R.A.-I, KOLKATA
				BALADEVA TOWNSHIP PVT LTD		
<b>TOTAL PURCHASED AREA (in Decimal)</b>					<b>1150</b>	
<b>Add: - DEEDS TO BE SUPPLIED (in Decimal)</b>					<b>82</b>	
<b>Total land (in Decimal)</b>					<b>1232</b>	



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**15 MAR 2018**

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

SIGNED, SEALED AND DELIVERY by the said Authorised Signatory representing the OWNERS at Kolkata in the presence of :

1. *Sunny Agarwal.*  
36/1A Elgin Rd. Kol-20
2. *Jitenpal Sandhu*  
(JITENPAL SANDHU)  
12/3A MUNGERFORD  
STREET  
KOL - 700016

SHIVIKA BUILDMART PVT. LTD.  
SHIVIKA NIKETAN PVT. LTD.  
BALADEVA INFRA TECH PVT. LTD.  
BALADEVA INFRADEV PVT. LTD.  
ARROWLEAF ENCLAVE PVT. LTD.  
BALADEVA INFRACON PVT. LTD.  
BALADEVA COMPLEX PVT. LTD.  
AAMOD ENCLAVE PVT. LTD.  
AAMOD NIRMAN PVT. LTD.  
AAMOD GRIHA PVT. LTD.  
SHIVIKA CONCRETE STRUCTURE PVT. LTD.  
BALADEVA STRUCTURE PVT. LTD.  
LAMIUM VILLA PVT. LTD.  
SHIVIKA BUILDCON PVT. LTD.  
BALADEVA TOWNSHIP PVT. LTD.

*Ra Kar Kedia.*  
Director/Authorised Signatory

AASHINYA NIWAS PVT. LTD.  
SHIVIKA PROCON PVT. LTD.  
SHIVIKA KUTIR PVT. LTD.  
SHIVIKA HOUSING PVT. LTD.  
SHIVIKA PROMOTERS PVT. LTD.  
SHIVIKA PLAZA PVT. LTD.  
SHIVIKA NIRMAN PVT. LTD.  
SHIVIKA AWAS PVT. LTD.  
BALADEVA APARTMENT PVT. LTD.  
BALADEVA FOUNDATION PVT. LTD.  
BALADEVA HOMES PVT. LTD.  
SATYA LAXMI NIRMAN PVT. LTD.  
SATYA LAXMI INFRAPROJECT PVT. LTD.  
SATYA LAXMI INFRACON PVT. LTD.  
FAST FLOW MARKETING PVT. LTD.  
CONCORD BARTER PVT. LTD.  
AROKYA INFRASTRUCTURE PVT. LTD.

*Ra Kar Kedia.*  
Director/Authorised Signatory

AROKYA REALTORS PVT. LTD.  
CHAKRADEV CITYHOMES PVT. LTD.  
CHAKRADEV INFRAPROJECTS PVT. LTD.  
CHAKRADEV NIWAS PVT. LTD.  
JANMBHUMI CONCLAVE PVT. LTD.  
JANMBHUMI REALCON PVT. LTD.  
VEENAVANI BUILDERS PVT. LTD.  
SUBHMANI NIWAS PVT. LTD.  
AADHIRA NIRMAN PVT. LTD.  
AADHIRA REAL ESTATE PVT. LTD.  
AADRIKA ENCLAVE PVT. LTD.  
AAKAANKSHA COMPLEX PVT. LTD.  
AAMOD CONSTRUCTION PVT. LTD.  
NETTLE VILLA PVT. LTD.  
PARSLEY NIRMAN PVT. LTD.

*Ra Kar Kedia.*  
Director/Authorised Signatory



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas

15 MAR 2018



SHIVIKA CITY HOMES PVT. LTD.  
 SHIVIKA BUILDERS PVT. LTD  
 SHIVIKA REALTORS PVT. LTD.  
 JANBHUMI AWAS PVT. LTD.  
 JANBHUMI BUILDCON PVT. LTD.  
 AADRIKA NIWAS PVT. LTD.  
 SHIVIKA ENCLAVE PVT. LTD.  
 ANANTA DEALTRADE PVT. LTD.  
 MILFOIL RESIDENCY PVT. LTD.  
 MILFOIL NIWAS PVT. LTD  
 AADRIKA AAVAS PVT. LTD.  
 AADRIKA COMPLEX PVT. LTD.  
 ROOPTARA REAL ESTATES PVT. LTD.  
 VEENAVANI AAWAS PVT. LTD.  
 VEENAVANI APARTMENT PVT. LTD.  
 VEENAVANI COMPLEX PVT. LTD.  
 EVERBLINK ENCLAVE PVT. LTD.

*R-Kar Kedia*

Director/Authorised Signatory

PEONY RESIDENCY PVT. LTD.  
 ROSEBAY HOUSING PVT. LTD  
 SALVIA NIWAS PVT. LTD.  
 SEDUM NIRMAN PVT. LTD.  
 SNOW BALL VILLA PVT. LTD.  
 THYME HOME PVT. LTD.  
 VERAINA AASHIANA PVT. LTD.  
 YERROW HOUSING PVT. LTD.  
 ABHIPRITHI BUILDERS PVT. LTD.  
 ABHIPRITHI ENCLAVE PVT. LTD  
 ABHIPRITHI GRIHA PVT. LTD.  
 ABHIPRITHI INFRACON PVT. LTD.  
 ABHIPRITHI NIRMAN PVT. LTD.  
 ABHIPRITHI VILLA PVT. LTD.  
 BALADEVA VILLA PVT. LTD.

*R-Kar Kedia*

Director/Authorised Signatory

BALADEVA INFRASTRUCTURE PVT. LTD.  
 SHIVIKA CONCRETE FOUNDATIONS PVT. LTD  
 SHIVIKA REAL ESTATE PVT. LTD.  
 AADRIKA GRIHA PVT. LTD.  
 AADRIKA NIRMAN PVT. LTD.  
 AAKAANKSHA AAVAS PVT. LTD.  
 AAKAANKSHA ENCLAVE PVT. LTD.  
 AAKAANKSHA GRIHA PVT. LTD.  
 AAKAANKSHA REAL ESTATE PVT. LTD.  
 AASHINYA AAVAS PVT. LTD  
 AASHINYA BUILDERS PVT. LTD.  
 AASHINYA COMPLEX PVT. LTD.  
 AASHINYA DEVELOPERS PVT. LTD.  
 AASHINYA ENCLAVE PVT. LTD.  
 AASHINYA NIRMAN PVT. LTD.

*R-Kar Kedia*

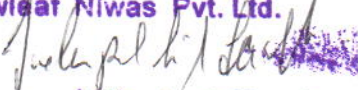
Director/Authorised Signatory

Office of the District Sub-Registrar  
Allpore, South 24 Parganas  
Kolkata - 700 011

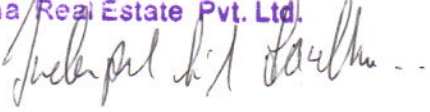


District Sub-Registrar-14  
Registrar U/S 7(7) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**15 MAR 2018**

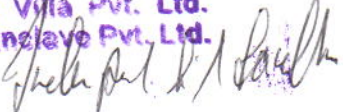
Azalea Aavas Pvt. Ltd.  
 Azalea Developers Pvt. Ltd.  
 Avighna Nirman Pvt. Ltd.  
 Allium Enclave Pvt. Ltd.  
 Angelica Complex Pvt. Ltd.  
 Angelica Construction Pvt. Ltd.  
 Arrowleaf Complex Pvt. Ltd.  
 Arrowleaf Niwas Pvt. Ltd.

  
 Authorised Signatory

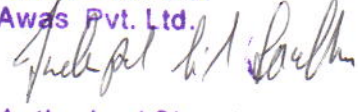
Laurel Nirman Pvt. Ltd.  
 Milfoil Aashiana Pvt. Ltd.  
 Anulekha Complex Pvt. Ltd.  
 Anulekha Developers Pvt. Ltd.  
 Anulekha Nirman Pvt. Ltd.  
 Anulekha Real Estate Pvt. Ltd.

  
 Authorised Signatory

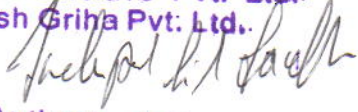
Mainak Niwas Pvt. Ltd.  
 Arokyia Enclave Pvt. Ltd.  
 Arokyia Nirman Pvt. Ltd.  
 Chakradav Real Estate Pvt. Ltd.  
 Avighna Complex Pvt. Ltd.  
 Avaneesh Real Estate Pvt. Ltd.  
 Avaneesh Villa Pvt. Ltd.  
 Avighna Enclave Pvt. Ltd.

  
 Authorised Signatory

Azalea Enclave Pvt. Ltd.  
 Aadhira Enclave Pvt. Ltd.  
 Allium Construction Pvt. Ltd.  
 Shivika Properties Pvt. Ltd.  
 Columbine Griha Pvt. Ltd.  
 Arrowleaf Villa Pvt. Ltd.  
 Currant Griha Pvt. Ltd.  
 Mainak Awas Pvt. Ltd.

  
 Authorised Signatory

Aamod Niwas Pvt. Ltd.  
 Aamod Villa Pvt. Ltd.  
 Anulekha Builders Pvt. Ltd.  
 Avaneesh Nirman Pvt. Ltd.  
 Avaneesh Aavas Pvt. Ltd.  
 Avaneesh Complex Pvt. Ltd.  
 Avaneesh Enclave Pvt. Ltd.  
 Avaneesh Griha Pvt. Ltd.

  
 Authorised Signatory

Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**

SIGNED, SEALED AND DELIVERY by the said SRIJAN REALTY PVT. LTD at Kolkata in the presence of :

1. Sunny Agarwal,  
36/1A Elgin Road Kol-20.

2. Abhijit Chakraborty  
7B Indrani Park  
Kolkata 700033

For SRIJAN REALTY (P) LIMITED

*Ranjan Aggarwal*  
Director / Authorised Signatory

DRAFTED BY ME:

*Debiyoti Ghosh*

ADVOCATE  
WB/547/2009.  
Sealdah Civil Court  
Bar Association  
Kolkata-700014



Dist. Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**15 MAR 2018**

## MORANDUM OF RECEIPT OF DEPOSIT

The Kedia Group Companies confirm having received from the Developer the sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh) only as interest free refundable Security Deposit in the following manner:

	OWNER COMPANY	AMOUNT IN RS
1	NETTLE VILLA PRIVATE LIMITED	1,80,466.00
2	PARSLEY NIRMAN PRIVATE LIMITED	1,80,466.00
3	PEONY RESIDENCY PRIVATE LIMITED	1,80,466.00
4	ROSEBAY HOUSING PRIVATE LIMITED	1,80,466.00
5	SALVIA NIWAS PRIVATE LIMITED	1,80,466.00
6	SEDUM NIRMAN PRIVATE LIMITED	1,80,466.00
7	SNOWBALL VILLA PRIVATE LIMITED	1,80,466.00
8	THYME HOME PRIVATE LIMITED	1,80,466.00
9	VERAINE AASHIANA PRIVATE LIMITED	1,80,466.00
10	YERROW HOUSING PRIVATE LIMITED	1,80,466.00
11	MILFOIL RESIDENCY PRIVATE LIMITED	1,60,090.00
12	MILFOIL NIWAS PRIVATE LIMITED	1,60,090.00
13	LAMIUM VILLA PRIVATE LIMITED	1,55,240.00
<b>Total</b>		<b>22,80,080.00</b>
14	AADRIKA GRIHA PRIVATE LIMITED	1,78,172.00
15	AADRIKA NIRMAN PRIVATE LIMITED	1,78,172.00
16	AAKAANKSHA AAVAS PRIVATE LIMITED	1,78,172.00
17	AAKAANKSHA ENCLAVE PRIVATE LIMITED	1,78,172.00
18	AAKAANKSHA GRIHA PRIVATE LIMITED	1,78,172.00
19	AAKAANKSHA REAL ESTATE PRIVATE LIMITED	1,78,172.00
20	AASHINYA AAVAS PRIVATE LIMITED	1,78,172.00
21	AASHINYA BUILDERS PRIVATE LIMITED	1,78,172.00



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act, 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**



22	AASHINYA COMPLEX PRIVATE LIMITED	1,78,172.00
23	AASHINYA DEVELOPERS PRIVATE LIMITED	1,78,172.00
24	AASHINYA ENCLAVE PRIVATE LIMITED	1,78,172.00
25	ABHIPRITHI BUILDERS PRIVATE LIMITED	1,81,112.00
26	ABHIPRITHI ENCLAVE PRIVATE LIMITED	1,81,112.00
<b>Total</b>		<b>23,22,116.00</b>
27	ABHIPRITHI GRIHA PRIVATE LIMITED	1,81,112.00
28	ABHIPRITHI INFRACON PRIVATE LIMITED	1,81,112.00
29	ABHIPRITHI NIRMAN PRIVATE LIMITED	1,81,112.00
30	ABHIPRITHI VILLA PRIVATE LIMITED	1,81,112.00
31	AASHINYA NIRMAN PRIVATE LIMITED	1,45,536.00
32	AASHINYA NIWAS PRIVATE LIMITED	1,45,536.00
33	BALADEVA APARTMENT PRIVATE LIMITED	1,94,050.00
34	BALADEVA FOUNDATION PRIVATE LIMITED	1,94,050.00
35	SHIVIKA BUILDMART PRIVATE LIMITED	1,94,050.00
36	SHIVIKA NIKETAN PRIVATE LIMITED	1,94,050.00
37	BALADEVA INFRA TECH PRIVATE LIMITED	1,35,834.00
38	BALADEVA INFRADEV PRIVATE LIMITED	1,35,834.00
39	BALADEVA INFRASTRUCTURE PRIVATE LIMITED	1,06,728.00
<b>Total</b>		<b>21,70,116.00</b>
40	SHIVIKA CONCRETE FOUNDATION PRIVATE LIMITED	1,64,942.00
41	SHIVIKA REAL ESTATE PRIVATE LIMITED	1,64,942.00
42	BALADEVA INFRACON PRIVATE LIMITED	1,16,430.00
43	BALADEVA COMPLEX PRIVATE LIMITED	1,16,430.00
44	AADRIKA AAVAS PRIVATE LIMITED	1,60,090.00
45	AADRIKA COMPLEX PRIVATE LIMITED	1,60,090.00



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**15 MAR 2018**

46	BALADEVA STRUCTURE PRIVATE LIMITED	1,35,834.00
47	AADRIKA ENCLAVE PRIVATE LIMITED	1,61,708.00
48	AAKAANKSHA COMPLEX PRIVATE LIMITED	1,61,708.00
49	AAMOD CONSTRUCTION PRIVATE LIMITED	1,61,708.00
50	AADHIRA NIRMAN PRIVATE LIMITED	1,84,346.00
51	AADHIRA REAL ESTATE PRIVATE LIMITED	1,84,346.00
52	AADRIKA NIWAS PRIVATE LIMITED	1,26,132.00
		<b>19,98,706.00</b>
53	SHIVIKA ENCLAVE PRIVATE LIMITED	1,26,132.00
54	SHIVIKA PROCON PRIVATE LIMITED	1,94,050.00
55	SHIVIKA KUTIR PRIVATE LIMITED	1,94,050.00
56	SHIVIKA HOUSING PRIVATE LIMITED	1,94,050.00
57	SHIVIKA PROMOTERS PRIVATE LIMITED	1,94,050.00
58	SHIVIKA PLAZA PRIVATE LIMITED	1,94,050.00
59	SHIVIKA NIRMAN PRIVATE LIMITED	1,94,050.00
60	SHIVIKA AWAS PRIVATE LIMITED	1,94,050.00
61	BALADEVA HOMES PRIVATE LIMITED	1,94,050.00
62	SATYALAXMI NIRMAN PRIVATE LIMITED	1,94,050.00
63	SATYALAXMI INFRAPROJECT PRIVATE LIMITED	1,94,050.00
64	SATYALAXMI INFRACON PRIVATE LIMITED	1,94,050.00
65	CHAKRADEV CITY HOME PRIVATE LIMITED	1,66,882.00
	<b>Total</b>	<b>24,27,564.00</b>
66	CHAKRADEV INFRAPROJECT PRIVATE LIMITED	1,66,882.00
67	CHAKRADEV NIWAS PRIVATE LIMITED	1,66,882.00
68	JANMBHUMI CONCLAVE PRIVATE LIMITED	1,66,882.00
69	JANMBHUMI REALCON PRIVATE LIMITED	1,66,882.00
70	AROKYA INFRASTRUCTURE PRIVATE LIMITED	1,84,346.00
71	SHIVIKA CITY HOMES PRIVATE LIMITED	1,84,346.00



District Sub-Registrar-IV  
Registrar U.S. 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

15 MAR 2018

72	SHIVIKA BUILDERS PRIVATE LIMITED	1,84,346.00
73	SHIVIKA REALTORS PRIVATE LIMITED	1,84,346.00
74	JANMBHUMI AWAS PRIVATE LIMITED	1,84,346.00
75	JANMBHUMI BUILDCON PRIVATE LIMITED	1,84,346.00
76	CONCORD BARTER PRIVATE LIMITED	1,64,942.00
77	FAST FLOW MARKETINGS PRIVATE LTD.	1,64,942.00
78	VEENAVANI BUILDERS PRIVATE LIMITED	1,64,942.00
		<b>22,68,430.00</b>
79	SUBHMANI NIWAS PRIVATE LIMITED	1,64,942.00
80	ROOPTARA REAL ESTATE PRIVATE LIMITED	1,55,240.00
81	SHIVIKA BUILDCON PRIVATE LIMITED	1,45,536.00
82	BALADEVA TOWNSHIP PRIVATE LIMITED	1,45,536.00
83	AROKYA BUILDERS PRIVATE LIMITED	1,45,536.00
84	AROKYA REALTORS PRIVATE LIMITED	1,45,536.00
85	ANANTA DEALTRADE PRIVATE LIMITED	1,94,050.00
	<b>Total</b>	<b>10,96,376.00</b>
86	BALADEVA VILLA PRIVATE LIMITED	1,06,728.00
87	SHIVIKA CONCRETE STRUCTURE PRIVATE LIMITED	1,74,644.00
88	EVERBLINK ENCLAVE PRIVATE LIMITED	1,55,240.00
	<b>Total</b>	<b>4,36,612.00</b>
	<b>All Total</b>	<b>1,50,00,000.00</b>

For Shivika Buildmart Private Limited & 95 ors.

Witnesses:

Ra Kar Kedia

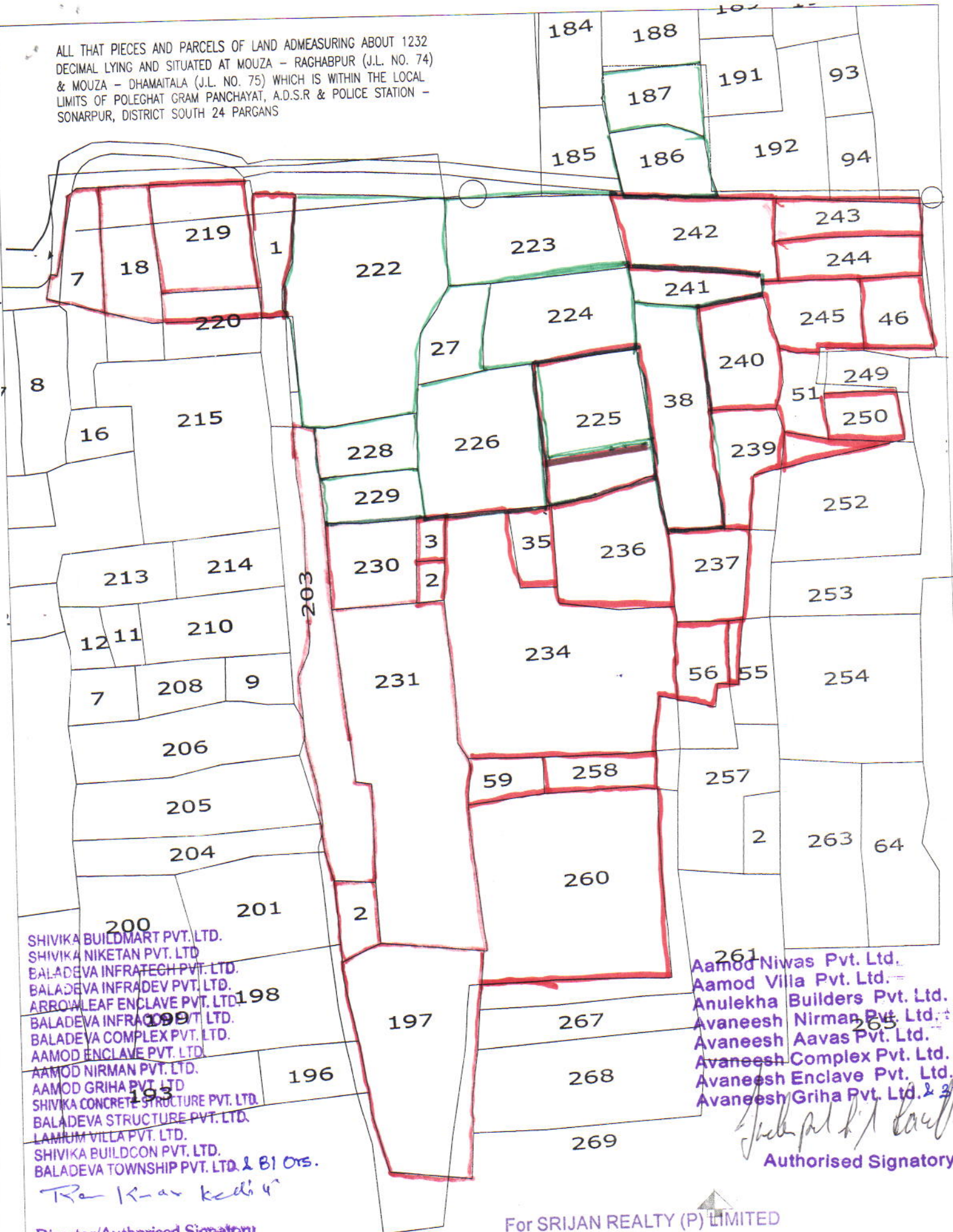
1. Sunny Aggarwal  
36/1A Elgin Road Kol-20.
2. Abhyut Chakrabarty  
7B. Jadhav Park  
Kolkata 70033



Dist Sub-Registrar-10  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

15 MAR 2018

ALL THAT PIECES AND PARCELS OF LAND ADMEASURING ABOUT 1232 DECIMAL LYING AND SITUATED AT MOUZA - RAGHABPUR (J.L. NO. 74) & MOUZA - DHAMAITALA (J.L. NO. 75) WHICH IS WITHIN THE LOCAL LIMITS OF POLEGHAT GRAM PANCHAYAT, A.D.S.R & POLICE STATION - SONARPUR, DISTRICT SOUTH 24 PARGANS



SHIVIKA BUILD MART PVT. LTD.  
 SHIVIKA NIKETAN PVT. LTD.  
 BALADEVA INFRA TECH PVT. LTD.  
 BALADEVA INFRA DEV PVT. LTD.  
 ARROW LEAF ENCLAVE PVT. LTD.  
 BALADEVA INFRA CON PVT. LTD.  
 BALADEVA COMPLEX PVT. LTD.  
 AAMOD ENCLAVE PVT. LTD.  
 AAMOD NIRMAN PVT. LTD.  
 AAMOD GRIHA PVT. LTD.  
 SHIVIKA CONCRETE STRUCTURE PVT. LTD.  
 BALADEVA STRUCTURE PVT. LTD.  
 LAMUN VILLA PVT. LTD.  
 SHIVIKA BUILD CON PVT. LTD.  
 BALADEVA TOWNSHIP PVT. LTD. & B1 O/S.

Aamod Niwas Pvt. Ltd.  
 Aamod Villa Pvt. Ltd.  
 Anulekha Builders Pvt. Ltd.  
 Avaneesh Nirman Pvt. Ltd.  
 Avaneesh Aavas Pvt. Ltd.  
 Avaneesh Complex Pvt. Ltd.  
 Avaneesh Enclave Pvt. Ltd.  
 Avaneesh Griha Pvt. Ltd. & B1 O/S.

*Ranjan Kumar Kedia*  
 Director/Authorised Signatory

*Subrata K. Saha*  
 Authorised Signatory

For SRIJAN REALTY (P) LIMITED












*Ranjan Kumar Kedia*  
 Director / Authorised Signatory



District Sub-Registrar-19  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**15 MAR 2018**





**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
					
<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>					












Name... RAM KUMAR KEDIA .....

Signature... Ra Kumar Kedia .....

					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
					
<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>					

Name... INDERPAL SINGH SANDHU .....

Signature... Inderpal Singh Sandhu .....

					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
					
<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>					

Name... RAM NAREESH AGARWAL .....

Signature... Ram Nareesh Agarwal .....



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
15 MAR 2018