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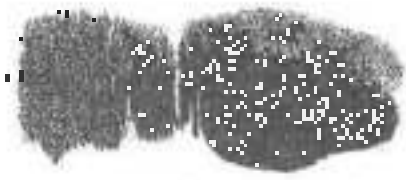
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24 Feb 198

**SUHKAR DAS**  
**STAMP VENDOR**  
 Aligarh Police Court, Kol-27

Rudra Kumar Prasad




2146

PS Stamp Ready Pvt Ltd.  
 Rudra Kumar Prasad  
 Secretary/Authorized Signatory



2147

Dwijay Kumar Jain

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Suman

Regional Director - Income Tax  
 J. P. Gupta, New Town, Kolkata

Stamp Ready  
 2145 A.C. Road  
 2147, 2148, 2149, 2150  
 Kolkata - 700 029

(1) MR. SANJAY KUMAR JAIN, son of Late Ramesh Lalji, residing at 1, Choked Lane, Pina House, Kolkata - 700 008 Police Station Park Street Post Office Chatterjee, and having Income Tax PAN No. AETW2439T, and (2) MRS. SUBLAX JAIN, wife of Sanjay Jain, residing at 21A, Sankar Chandra Datta Road, Kolkata - 700 020 Police Station Bhawanipore, Post Office Pujari Road and having Income Tax PAN No. ACGP1450E, collectively hereinafter referred to as the "Owners" (which expression shall mean only the Owners and each of their respective heirs, successors, administrators, legal representatives, executors-in-interest and assigns) of the One Part.

And

TS GROUP REALTY PRIVATE LIMITED, a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002 L.M.B. Pass, Kolkata - 700 105, Police Station Pragati Mahalan Post Office Danga, having Income Tax PAN AADCP550E, represented by its Authorized Signatory MR. RAJRESHVAM PANDIARAJA, son of Sri Bhuvanraj Pandiaraj, working for plot no. 31, 302 A.M. Dypass, Kolkata - 700 105, having Income Tax PAN No. AADPT5253K, authorized was legal resolution dated 1<sup>st</sup> day of November, 2017, having the refer to it as the "Developer" (which expression shall mean and include its successors-in-interest and/or permitted assigns) of the Other Part.

The "Owners" and the "Developer" are hereinafter collectively referred to as the "Parties" and individually as "Party".

Whereas;

A. Each of the Owners represent as follows:

- (i) the Owners are respectively the full and absolute owners of their respective several identified delineated plots/sit parcels of land, which land parcels are contiguous and continuous with each other, and are of diverse nature/classification/area varied measurements collectively measuring 15.72 decimals more or less, equivalent to 01 aana 1 Chittack 36 square feet more or less, comprised in several Deed Nos. appertaining to several Khatta Nos. situate at Model Thakdar, Post. Station New Town, District North 24 Parganas, as detailed in "First Schedule" hereto, (collectively "Subject Land" and individually/independently "Land Parcel");
- (ii) each of the concerned Owners have acquired title to their respective Land Parcel in the case may be, by and under their respective Title Deeds as the case may be;
- (iii) each of the Land Parcels are free from all Encumbrances and have been in their respective vacant, peace of and physical possession of the concerned Owners;
- (iv) each of the Land Parcels are collectively contiguous, continuous and adjacent to each other, capable of being amalgamated/merged/knitted into and/or developed as a single plot of land, and have the independent and separate ways of access to the same.

B. Each of the Owners being respectively desirous of commercially exploiting their respective Land Parcels, and in view of each of the Land Parcels being contiguous to and/or adjoining each other, each of the Owners have agreed to collectively develop and/or to enter into collective development, of the Subject Land as a respective development, with the intent and



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ROJUTAL, NEW YORK, NY 10016-6200

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object of generating and keeping greater profits and revenues for the mutual benefit and advantage of each of the Parties.

C. The Developer is engaged in the business of real estate development, covering the infrastructure, main power and financial means, and has entered into an agreement ("Abutting Land Agreement") for the development of several land parcels abutting and/or being in the immediate vicinity of the Subject Land, more specifically described in "Second Schedule" thereto with the respective several Owners thereof ("Abutting Land Owners").

D. In view of the aforesaid, the Parties agreed that the Developer to undertake such and the development of the Subject Land on the clear and unequivocal understanding that the development of the Subject Land would be contingent and/or dependent on the Developer developing the Abutting Land and further that the development on the Subject Land would be by way of expansion/extension of the development proposed on the Abutting Land, with sharing of such facilities, utilities, amenities etc. as may be determined by the Developer at its sole and absolute discretion involving but not limited to the nature of right, if any, mode and manner of use of the same, whereupon the Parties have mutually agreed on certain terms and conditions pertaining thereto to the commercial exploitation of the Subject Land and the grant in favour of the Developer by each of the Owners of several rights, interests etc. including the Development Rights in respect of the Subject Land, all in consideration of a mutually agreed consideration, and the Parties are thus desirous of recording the same in writing, as stated herein.

Now Therefore in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration (the sufficiency whereof is hereby solemnly acknowledged), the Parties with the intent to be legally bound, hereby agree as follows:

#### Article 1 Definitions and Interpretation

##### 1.1 Definitions

In addition to any other terms which are defined in this Agreement, and unless the context otherwise requires, each of the following terms when used in this Agreement shall have the respective meaning assigned to them in this Article:

- 1.1.1 "Abutting Land" shall have the meaning ascribed to such term in Recital C of this Agreement.
- 1.1.2 "Abutting Land Agreement" shall have the meaning ascribed to such term in Recital C of this Agreement.
- 1.1.3 "Abutting Land Owners" shall have the meaning ascribed to such term in Recital C of this Agreement.
- 1.1.4 "Agreement" shall mean this Agreement together with each of the Schedules and/or Annexure stated hereon and/or attached hereto and/or incorporated herein by reference or otherwise, as the case may be, as may be amended in writing by the Parties from time to time by way of Letters and/or supplements, addendums and/or addenda to this Agreement.



Additional District Sub Magistrate,  
Rajahmundry, New Town, Nellore Dist.

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- 1.1.5 "Applicable Law(s)" shall mean and include all applicable laws, statutes, enactments, acts of legislature or parliament, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directions, orders, binding actions etc. of any Government(s) Authority, Tribunal, Board, such as updated or revised or amended from time to time.
- 1.1.6 "Commonly Used Areas And Facilities" shall mean the access roads, commonly used areas and nothing of the Project as also the commonly used facilities and infrastructure, which may be made available by the Developer to the any Identified Person(s) to access and/or facilitate the use and enjoyment of the Project, such as determined and specifically identified by the Developer at its sole and absolute discretion.
- 1.1.7 "Conversion" shall mean the issuance of the certificate by the concerned competent authority. In this regard, granting the approval for conversion of the land use of a particular Land Parcel from its reserved use to commercial use, and the term "Converted" shall be construed accordingly.
- 1.1.8 "Deposits" shall mean each of the amounts levied/deductions imposed/received by the Developer from an Intending Transferee as deposits and/or sinking funds, corpus deposits etc. by whatever name or title, for the installation as also for the ongoing maintenance and management of inter alia the electrical infrastructure, the water connections, generator, all facilities serving the Project, municipal rates and taxes, commercial surcharges, land revenue, duties, charges and other outgoings, and the proportionate costs and expenses for the maintenance and management of the Commonly Used Areas And Facilities including the proportionate share of inter alia the municipal rates and taxes, commercial surcharges and land revenue in respect of the Commonly Used Areas And Facilities, and further all other deposits applicable to imposed on the Intending Transferee(s), such as determined by the Developer at its sole and absolute discretion. The frequency, quantum and mode wherein shares to be determined by the Developer from time to time at its sole and absolute discretion and will be held by the Developer till the same (subject to such deductions as may be applicable) are transferred to the Organisation or made over to any body/authority, statutory or otherwise.
- 1.1.9 "Developer's Cure Period" shall have the meaning ascribed to such term in Clause 15.2.2.1 of this Agreement.
- 1.1.10 "Developer's Dues" shall have the meaning ascribed to such term in Clause 15.2.2.2 of this Agreement.
- 1.1.11 "Developer's Event of Default" shall have the meaning ascribed to such term in Clause 15.2.1 of this Agreement.
- 1.1.12 "Development Rights" in the context of each Land Parcel above the Subject Land shall mean and include all rights, titles, interests and privileges therein and the constraints thereon, which rights, interests and privileges shall include without limitation, inter alia, the right to-
- (a) enter into and/or in circumstances without any, unimpeded, unrestricted, unconditional, peaceful access to and physical control of the entirety of each of the Land Parcels for the specific purpose of developing, constructing and completing the Project, on the clear and unequivocal understanding that as and from the date of completion of 60 (sixty five percent) of the Project as certified by the architect of the Project the Owner-



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- and the Developer shall be deemed to be in their joint legal physical possession of each of the aforesaid, here and there, the areas if any already handed over to the Incoming Trustee(s);
- (b) summarily exploit the Subject Land by way of execution and implementation of the Project thereon, and to deal with the Project in terms of this Agreement and the Allotment Land Agreements;
  - (c) determine at its sole discretion, the scheme of development of the Project, the nature, design and components of the Project as also the mode and manner of execution and implementation thereof, on the understanding that the Project will be constructed with the basic specifications as detailed in the Third Schedule here, also written, on the clear and unequivocal understanding and agreement that such specifications may be altered and/or changed and/or modified and/or substituted as may be required by the Developer from time to time at its absolute discretion with any other specifications of the same or less similar or better, more and/or better type, and the decision of the Developer in this regard shall be final and binding;
  - (d) have the Subject Land surveyed, and the soil tested;
  - (e) prepare and make necessary applications to the relevant Governmental Authorities and/or other bodies/authorities and/or to advise, modify or amend such applications, with the assistance of the Owners, or as the authorized authority of the Owners, as the case may be, as may be determined by the Developer from time to time at its sole discretion, for the smooth execution and implementation of the Project including for obtaining consents for water, electricity and all other utilities and facilities as also permits for concrete, steel and other controlled building materials, if any;
  - (f) prepare and/or cause to be prepared the plans for the Project including the existing plans, alterations, modifications and/or as the Developer may deem fit and proper, and furniture to make necessary applications for the approval, sanction, modification, revision, addition, alteration, of such plan(s), and to sign, execute and deliver all writings, undertakings and agreements as may be necessary in connection with the aforesaid;
  - (g) appoint architects, surveyors, engineers (civil, structural, mechanical, electrical amongst others), contractors, specialists, valuers, consultants, agencies, service providers and other Person(s) in connection with the execution and implementation of the Project, each of whom shall have the undivided, unencumbered and supervised right to enter into and/or access each of the Land Parcels;
  - (h) construct and/or lay internal roads, drainage facilities, water supply facilities, sewage disposal facilities and electricity supply lines;
  - (i) determine from time to time, at its discretion, the mode, the area and outline of the built-up area and the super built-up area of the several spaces to comprise the Project;
  - (j) carry out the publicity and marketing of the Project, and the sales of every part and portion of the Project in such a manner as may be determined by the Developer, subject



Additional Director, S. & P. Division,  
Rajasthan, New Town, Jaipur-302015

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to reimbursement by the Owners of the costs and charges to the extent and in the manner stipulated in this Agreement;

- (k) sell and/or transfer and/or create any manner of right, title or interest or in respect of the various areas comprising the Project, in pursuance of this Agreement, or accepting any such terms and conditions and in favour of such Person(s) as the Developer may determine;
- (l) sell, convey and otherwise Transfer, dispose of, alienate, deal with, assign, lease, grant, license etc. and/or create Third Party rights over/in respect of any part or portion of the Project, in such a manner as the Developer may deem fit and proper including but not limited to the right of convey, Transfer, dispose of the same (in pursuance of the powers granted herein and/or in pursuance of this Agreement), and in exercise of government's deeds documents in respect thereof, to receive and deal with the proceeds and/or the revenue generated therefrom in respect thereof, in the manner stipulated in this Agreement;
- (m) mortgage, create any charge, lien etc. over in respect of any and/or all the Land Parcels and/or any part or portion thereof and/or in respect of the buildings and the other constructions/improvements constructed/made on any part or portion of the Subject Land, in order to obtain financial assistance from any Person(s) and/or Banks and/or financial institution(s) as identified by the Developer for the purpose of execution and implementation of the Project but without creating any lien on the Owners Share;
- (n) use all the buildings, constructed areas, developments, improvements etc. on the Subject Land and/or any part or portion thereof;
- (o) secure the occupancy certificates, completion certificates, approvals, verifications, notices relating to law, sewage, electrical, environmental, clearance and all other certificates/approvals/licenses/consents required for the execution and implementation of the Project;
- (p) develop the Project under the brand name of the Developer and/or its associates/affiliates and/or other Person(s) as the Developer may determine at its discretion, and to display and to advertise the same, brand name etc. of the Developer and/or its associates/affiliates and/or other Person(s) at such parts and portions of the Subject Land as the Developer may deem fit and proper;
- (q) establish such new entity(ies) as the Developer may determine to assume the obligations, liabilities and costs connected with the management and maintenance of the Project and/or to entrust/assign/delegate such obligations, liabilities and costs to such entity(ies) as may be determined by the Developer;
- (r) do, execute and perform such other work, deeds, things etc. as may be required to ensure the smooth execution, implementation and completion of the Project, including those mentioned and/or related to any of the rights stated herein.

without any objection being raised by and/or behalf of the Owners if the Developer limits its activities within the scope and limit as provided in this agreement.



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1904 San Juan Water Plant~~

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- (vii) injunctions or orders or restrictions imposed by any governmental entity (Governmental Authority);
- (viii) local problem: sudden-labour disturbance and/or sabotage, labour unrest, lock-out, strikes, slow down, disputes with contractors/construction agencies employed, and/or its employees;
- (ix) any regulatory order, notice, rule or notification issued by the court, power functioning authorities and/or any of the Governmental Authorities and/or statutory bodies and/or the municipal corporation/municipality and/or any other authority, state or otherwise;
- (x) delay due to any type of action under any of the applicable building codes;
- (xi) delay in obtaining/obtaining/obtaining/obtaining/permissions from any authority and/or other authorities/bodies and/or by any Governmental Authority;
- (xii) any other circumstances beyond the control of the Developer and/or beyond the participation of the Developer.

However, time and except the natural calamities all other factors are to be substantiated, verified and finally retained before considering the same as Force Majeure.

1.1.14 "Governmental Authority" shall mean: (a) any national, state, city, municipal or local government, governmental authority; and/or (b) any agency or instrumentality of any of the aforesaid, referred to in (a) above; and/or (c) any non-governmental regulatory or administrative authority, body or other organization, to the extent that the rules, regulations, standards, requirements, procedures or orders of such authority, body or other organization have the force of law; and/or (d) any court of law; and/or (e) IEDCAP.

1.1.15 "IEDCAP" shall mean the West Bengal Housing Infrastructure Development Corporation Limited, a Government of West Bengal company incorporated under the provisions of the Companies Act, 1956 and the Planning Authority as appointed by the State Government vide order No. 1450/CHURBAN/TP/16-198, in respect of the Planning Area declared as special notified area No. 14231/CHURBAN/TP/16-198 dated 27<sup>th</sup> August, 1999, having its registered office at 35-37/11, Marko Acharya Road, 3<sup>rd</sup> Rotary, New Town, Kolkata - 700 156.

1.1.20 "Identified Person" shall have the meaning ascribed to such term in Clause 5.1(d) of this Agreement.

1.1.21 "Intending Frontiers" shall mean any Person intending to acquire: (a) any ownership or right, title or interest in any identified unobstructed space; and/or (b) the permission to park vehicles at vehicle parking spaces, each constructed/created in only such parts and portions of the Project which are comprised in/ comprise of any/any/occupied space(s)/vehicle parking(s) constructed/created at any part, or portion of the Subject Land such as identified by the Developer.

1.1.22 "Interest" shall mean the interest to be calculated on any amount at the rate of 18% (eighteen percent) per annum.



Additional copies of this report are available from the National Archives and Records Administration, 8600 Adelphi Road, College Park, MD 20740.

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- 1.1.25 "Land Parcel" shall have the meaning ascribed to such term in Recital A(i) of this Agreement.
- 1.1.24 "Organization" shall mean the entity caused to be formed by the Developer as and when determined by the Developer, the name, composition, constituents, structure etc. thereof shall be determined by the Developer, said entity shall be entrusted thereafter with the maintenance, management, upkeep and administration of the Project and such other related responsibilities and obligations as may be determined by the Developer.
- 1.1.25 "Outgoings" shall mean all the taxes, rates, property taxes, assessments, land revenue and all other outgoings by whatsoever name called, payable in respect of each of the Land Parcels and together with interest and penalty thereon, if any.
- 1.1.26 "Owners' Authorized Representative" shall mean Mr. Suraj Kumar Jain, son of Late Ramesh Chandra of 1, Chandra Lane, First Floor, Post Office - Dharmam, Police Station - Hare Street, Kolkata - 700 069.
- 1.1.27 "Owners' Bank Account" shall mean the bank account standing in the collective names of the Owners to be established in writing by the Owners' Authorized Representative to the Developer within 45 (forty five) days from the Execution Date.
- 1.1.28 "Owners' Care Period" shall have the meaning ascribed to such term in Clause 15.1.2.1 of this Agreement.
- 1.1.29 "Owners' Deed of the Deed" shall have the meaning ascribed to such term in Clause 15.1.1 of this Agreement.
- 1.1.30 "Owners' Share" shall have the meaning ascribed to such term in Clause 3.4 (ii) of this Agreement.
- 1.1.31 "Person(s)" shall mean any individual, sole proprietorship, unincorporated association, body corporate, corporation, company, Ltd. partnership, limited liability company, limited liability partnership, joint venture, Governmental Authority, trust, Hindu undivided family, union, association, or any other entity or organization, and where permitted, their respective successors, permitted assigns and permitted transferees.
- 1.1.32 "Project" shall mean the development comprising of one or more of such several components as may be determined by the Developer at its sole and absolute discretion proposed to be carried out by the Developer on the Subject Land and the Adjoining Land (the properties and/or area of each component as also the manner and phases of construction of the same to be determined by the Developer).
- 1.1.33 "Rectification Period" shall have the meaning ascribed to such term in Clause 9.4 of this Agreement.
- 1.1.34 "Repayment Period" shall have the meaning ascribed to such term in Clause 15.1.2.2 of this Agreement.
- 1.1.35 "Sales & Marketing Expenses" shall mean 3% (three and half) percent of the total Sale Proceeds.



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1.1.36 "Sale Proceeds" shall mean the amounts received by the Developer from an Intending Transferee in lieu of bank mortgage or bonded (and/or unsecured) mortgage(s) (as defined in any part or portion of the Subject Term (each as identified by the Developer) together with the amounts, if any, received from the Intending Transferee towards the permission granted to purchase, assign, change, P.O.C., club charges, interest if any received from any Intending Transferee on delayed payment made by the Intending Transferee, the amount if any received from any Intending Transferee as compensation on cancellation of an agreement executed with such Intending Transferee, but the same shall not mean or include:

- a) the Deposits;
- b) the Extra Charges;
- c) the Taxes;
- d) any amounts received from fees for nomination, transfer, assignment etc;
- e) payment of any taxes, fees, duties, extra expenses or any other charges by whatever name called;
- f) the amounts received by way loan(s) from any Person(s), bank(s), financial institution(s), etc. identified by the Developer to finance the construction and implementation of the Project;
- g) brokerage, and sales and marketing expenses;
- h) any amount retained/provided/ agreed to be retained/paid to any Intending Transferee on any account whatsoever or howsoever after adjustment of the bank/other sale/marketing expenses if any on such amount, notwithstanding and without prejudice to the obligation of the Developer to also so retain/pay any amount to an Intending Transferee.

1.1.37 "Security" shall have the meaning ascribed to such term in Clause 4.1 of this Agreement.

1.1.38 "Security Deposit" shall have the meaning ascribed to such term in Clause 4.1 of this Agreement.

1.1.39 "Subject Land" shall have the meaning ascribed to such term in Recital A(i) of this Agreement.

1.1.40 "Taxes" shall mean each of the amounts levied/charged/collected from/upon any Intending Transferee towards service tax, sales tax, works contract tax, value added tax, CST etc. and/or any other fees, taxes, duties, assessments, charges, levies, impositions etc. by whatever name called, whether applicable at present or levied in the future, with retrospective effect, or otherwise, and shall mean and include the interests thereof.

1.1.41 "Third Party" shall mean any Person who is not a party to this Agreement.



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1.1.42 "Title Deeds" shall mean and refer to all the documents represented by the documents of Owners as concerning their respective portions, rights, title and interest over and in respect of each respective Land Parcel including those as identified by the Developer, with the documents whatsoever, each of the Owners have respective beneficial title to their respective Land Parcel being detailed in the Fourth Schedule hereto as written.

1.1.43 "Title Rectification" shall have the meaning ascribed to such term in Clause 9.4 of this Agreement.

1.1.44 "Transfer" (including with relative meaning the terms "Transferred" and "Transferability") shall mean in transfer, sell, assign, pledge, mortgage, hypothecate, create a security interest in or encumbrance in favour, lease in trust, exchange, gift or transfer by operation of law or in any other manner.

1.1.45 "Value" shall mean the determined recognized value as selected and identified by the Developer and communicated in writing by the Developer to the Owners' Representative.

### 1.2 Interpretation

In the interpretation of this Agreement, the following rules of interpretation shall apply, unless the contrary intention appears:

1.2.1 references to any law shall include any statutes, rules and/or regulations made or regulations issued hereunder and any other rules, regulations, guidelines, policy statements, orders or judgments having the force of law, and in each case, as amended, modified, revised or supplemented from time to time;

1.2.2 where a word or phrase is defined, other parts of speech and grammatical forms and the singular/plural forms of that word or phrase shall have the corresponding meanings;

1.2.3 headings have been incorporated in this Agreement only for convenience of reference, and shall not in itself be or otherwise be considered or affect the construction or interpretation of this Agreement;

1.2.4 references to this Agreement or to any of the provisions hereof shall include all amendments and modifications made to this Agreement in writing from time to time by the Parties hereto;

1.2.5 in the event of any inconsistency between the Clauses and the Schedules Annexures hereto, the Clauses of this Agreement shall prevail;

1.2.6 no provision of this Agreement shall be interpreted in favour of or against any Party by reason of the order in which such Party or (its/its) counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft thereof;

1.2.7 words in the singular include the plural and vice versa, and words importing any gender include all genders;



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- 1.2.8 a reference to a Clause, a Sub-Clause, an Article, a Schedule or an Annexure is a reference to a Clause, a Sub-Clause, an Article, a Schedule or an Annexure, as the case may be, of this Agreement;
- 1.2.9 the Recitals, Schedules and Annexures comprise a part of the operative provisions of this Agreement, and references to this Agreement shall include reference to the Recitals, Schedules and Annexures hereof;
- 1.2.10 the term "or" shall not be exclusive and the terms "herein", "hereof", "hereinunder" and other terms of similar import shall refer to this Agreement unless a contrary and not merely to the specific provision where such term(s) may appear;
- 1.2.11 each of the representations and warranties provided in this Agreement are independent of the other representations and warranties in this Agreement, and under the vacancy is expressly stated in Clause 1.1 of this Agreement, this the extent or application of another Recital or Clause;
- 1.2.12 the words "include", "including" and "amongst others" shall be construed without limitation, and further shall be deemed to be followed by "without limitation" or "but not limited to", whether or not they are followed by such phrases or words of like import;
- 1.2.13 the words "directly or indirectly" mean directly or indirectly through one or more intermediary Persons or through contracts, or other legal arrangements, and "direct" or "indirect" shall include the constructive meanings;
- 1.2.14 an obligation of a Party to do something shall include an obligation to ensure that the same shall be done, and an obligation on the part of a Party not to do something shall include an obligation not to permit, or to or allow the same to be done;
- 1.2.15 all approvals/consents to be granted by any of the Parties under this Agreement and/or any other agreements to be arrived at between the Parties shall be in writing;
- 1.2.16 for the purposes of this Agreement, the "knowledge" of the Parties of a fact, matter, circumstance or thing shall include facts, matters or things which the Parties knew of or ought reasonably to have known of, following due enquiry;

**Article 2**  
**Grant of Development Rights**

2.1 In lieu of the consideration recited herein, and from the Execution Date each of the Parties confirm to grant, transfer, assure and assignment in favour of the Developer of the sole and exclusive Development Rights in respect of each of their respective Total Parcels comprising the Subject Land together with all benefits, privileges and rights appurtenant and/or attached and/or accruing hereon, on the clear and unequivocal understanding that the development of the Subject Land would be completely and/or dependent on the Developer developing the Abutting Land and further that the development on the Subject Land would be by way of expansion/extension of the development proposed on the Abutting Land, with sharing of such facilities, utilities, amenities etc. as may be determined by the Developer at its sole and absolute discretion (including but not limited to the nature of right, if any, made and manner of use of the same).



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Calle 100, No. 100, Pinar del Rio

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- 2.2. The fulfilment of the considerations recited herein, and subject to fulfilment and performance by the Owners of all their obligations in the satisfaction of the Developer, the Developer accepts the aforesaid grant and Transfer of the Development Rights in respect of each of the Land Parcels subject to and only if the Developer develops the aforesaid Land.
- 2.3. It is further clarified and understood that on and from the Issuance Date:
- 2.3.1. the Owners do not retain any right to transfer or otherwise deal with their respective Land Parcels for the Subject Land other than in the manner stipulated herein above or mutually agreed to in writing between the Parties;
  - 2.3.2. the Developer has become entitled to commence the work of construction to the extent the same is permissible under Applicable Law; and
  - 2.3.3. the Developer and/or the men, agents(s), agents(s), assigns(s) nominees(s) etc. of the Developer have become entitled to access into and retain continuous unobstructed, uninterrupted, unimpeded, unobstructed, unimpeded, unobstructed, unimpeded access to and physical control of each of the Land Parcels for the aforesaid purpose of developing, constructing and completing the Project.
- 2.4. The Owners hereby agree and undertake that the grant and Transfer of the Development Rights to the Developer are free and clear of all Encumbrances.
- 2.5. The Owners shall, without any demand, delay or cost, cooperate with the Developer and do all acts, deeds, things and things that may be required or deemed desirable by the Developer to give effect to the provisions of this Agreement, including but not limited to, signing and submitting any plans, applications, consents, proposals, permissions etc. to various governmental Authorities and/or other bodies/authorities to enable the Developer to exercise its Development Rights in respect to each of the Land Parcels and/or the Subject Land.
- 2.6. It is agreed that the Developer shall implement and execute the Project itself and/or through the agencies (i.e. Third Parties) nominated by the Developer and/or Persons(s) identified by the Developer on the account of and at the cost of the Developer.

### Article 3 Consideration

- 3.1. The consideration to be provided by the Owners to the Developer for the Development Rights to, and and in favour of the Developer is: (i) the Developer agreeing to undertake the development of the Subject Land by way of construction thereof of a part of the Project, to be considered by the Developer at its own cost and expense; and (ii) the receipt (subject to and in accordance with the terms hereof, by the Owners from the Developer, of the Owners' Share in the manner stipulated herein.
- 3.2. It has been agreed that if the Developer agrees to develop the Project as a green building project then in such event the fees payable for sanction of such extra floor area ratio together with all other costs, expenses etc., directly or indirectly related to be incurred for obtaining the aforesaid extra floor area ratio shall be borne by the Owners and the aforesaid Land Owners to the extent of their land holding and further provided that the extra cost that would have to be borne by the Developer for construction of such green building shall be



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refunded by the Owners to Developer in respect to their land holding to the extent of Rs. 510- (Rupees Five only) per sq. ft. of the actual constructed covered area comprising the portion of the plot intended to be constructed on the Subject Land, with 50% (Fifty percent) of such amount to be made after construction of the contained super structure and the balance 25% (Twenty five percent) to be made after completion of the brick work.

3.2 The consideration in lieu whereof the Developer has accepted the grant and transfer of the Development Rights from the Owners, and has agreed to construct & complete the Subject Land in terms of these provisions is the receipt by the Developer of the Owners' Share.

3.3 Subject to the provisions of Article 4 hereof,

(i) 45% (forty three percent) of the amounts comprising the Sale Proceeds shall belong collectively to the Owners ("Owners' Share");

and

(ii) 55% (fifty seven percent) of the amounts comprising the Sale Proceeds shall belong to the Developer ("Developer's Share").

It being unequivocally agreed and understood between the Parties that all amounts to be paid, deposited, realized etc. by any Intending Transferee shall be received by the Developer in his own name in a separate bank account to be opened by the Developer for the Project. The Developer shall not receive such in any other account other than the designated bank account and further for the purpose of accounting the Developer shall give a monthly statement of such account to the Owners.

3.4 Subject to the provisions of Article 4 hereof, the Owners' Share shall be paid & stored in the Owners' Bank Account:-

(a) deduction of the then applicable tax-deductible at source; and

(b) deduction of the Taxes, if any, payable on the Owners' Share; and

(c) deduction of the Sales & Marketing Expenses (including brokerage), and

(d) deduction of all costs and expenses incurred by the Developer for and on behalf of the Owners including those towards account of performing without prejudice to its rights any of the obligations which the Owners are lawfully and obliged to do, execute and perform; and

(e) deduction of any further or various amounts payable to the Developer under in terms of any other terms and conditions stipulated in this Agreement and/or in any other written understanding between the Parties.

3.5 It is clarified that at the request of each of the Owners every amount of the Owners' Share shall be disbursed in the manner stipulated herewith by the Developer for and on behalf of each of the Owners, in favour of and in a/c of the Owners' Bank Account, and on the handover by the Developer to any of the Owners' Authorized Representative of the relevant



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- bankers' instruments, reflecting payments towards any article of the Owners' Share, issued and/or ceased to be issued by the Developer in the name of the Owners' Share, shall be deemed to be issued by the Developer in the name of the Owners' Share. The same shall be deemed to be issued to mean receipt and acceptance of the same by each of the Owners and the Developer shall stand absolved and discharged of its obligation in respect thereof.
- 1.7 Notwithstanding anything contrary contained in clause ten or elsewhere in this Agreement, the liability of the Developer to pay from time to time the Owners' Share, shall always remain subject to the relevant provisions of any Applicable Law which mandate mandatory transfer of transfer proceeds of a project to separate account and the regulatory withdrawal procedure from such separate account. It is also made clear that neither do arrangements Owners shall demand from Developer any amount to Owners' Share out of such separate account, which is otherwise not withdrawable for the time being. Provided however, as and when any amount is withdrawn from the said separate account, the provisions of clause 1.5 shall apply to such withdrawal.
- 1.8 Each of the Owners covenant and undertake that each of them shall be solely liable and responsible for the distribution amongst themselves of the Owners' Share received in pursuance of Clauses 2.4 and 2.6 hereabove, with the Developer having no role or obligation in respect thereof, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof as also in respect of any inter se disputes, claims etc. between the Owners pertaining from time to time distribution.
- 1.9 It is further agreed and understood between the Parties that if after one year from the date of issuance by the competent authority of the completion certificate in respect of the Project there remain any un-allocated un-constructed or is situated or/ or any part or portion of the Subject Land, then the same shall be mutually allocated between the Owners (collectively on the one hand) and the Developer (on the other hand) in the ratio of 43:57 respectively, and there shall be no sharing of Funds/revenues between the Parties in respect of such areas. Each of the Owners collectively and the Developer shall respectively be responsible to make payment of the Deposits for the respective of such un-constructed areas, to each of them, and further in respect of such un-allocated by the Owners, the Owners shall also be jointly and responsible to make payment to the Developer of inter alia the Extra Charges, Taxes etc. as determined by the Developer and as are then being charged from the including Transfer(s).

**Article 4**  
**Security Deposit**

- 4.1 In order to secure the performance by the Developer of its obligations, the Developer has deposited under her agreed to deposit with the Owners a mutually agreed sum of Rs 30,00,000/- (Rupees Thirty Lacs only) (Rs 2,00,000/- per coach) as and by way of refundable security deposit ("Security Deposit"), the receipt whereof each of the Owners do hereby admit and acknowledge. The Security Deposit has been secured by the Owners by way of the unhindered, unimpeded, unrevoked and unconditional right of the Developer under the name(s), designator(s), representative(s) etc. of the Developer to enter into and/or retain the continuous practical access to and physical control over of the entirety of each of the Land Parcel(s). Subject to and without prejudice to the other provisions of this Agreement, the Security Deposit shall be held by the Owners free of interest, and shall be not, stated from the Owners' Share in the following manner:-



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- i) 50% (fifty percent) of the Owners' Share comprised in the 1<sup>st</sup> (first) instalment received from every Incoming Transferee until receipt of 50% (fifty percent) of the Security Deposit; and
- ii) 10% (ten percent) of the Owners' Share comprised in the 2<sup>nd</sup> (second) instalment received from every Incoming Transferee until receipt of 60% (sixty percent) of the Security Deposit; and
- iii) 20% (twenty percent) of the Owners' Share comprised in the 3<sup>rd</sup> (third) instalment received from every Incoming Transferee until receipt of 80% (eighty percent) of the Security Deposit; and
- iv) 20% (twenty percent) of the Owners' Share comprised in the instalment received from every Incoming Transferee at the time of hand over of possession through Incoming Transferee of the concerned unit/owner payment until receipt of 100% (hundred percent) of the Security Deposit.

and the Owners shall not and hereby severally and undertake not to make and/or set up and/or raise any claim or demand or action contrary thereto, it being clarified that the above adjustments shall come immediately on receipt of the entire Security Deposit to the satisfaction of the Developer.

#### Article 5 Obligations of the Parties

##### 5.1 Obligations of the Owners

Each of the Owners, jointly and severally, hereby agree, undertake, covenant and confirm to the Developer as follows:

- i) the Owners shall:
  - a) cause each of the Land Parcels to be mutated in the names of the concerned Owners in the records of each of the concerned authorities including but not limited to the concerned District Land & Revenue Office and the concerned purchaser and development authority and the Bidhan Nagar Municipal Corporation, provided that the Bidhan Nagar Municipal Corporation has commenced the process of mutation amongst others; and
  - b) cause conversion of each of the concerned Land Parcels to enable commercial exploitation thereof;
  - c) obtain in respect of the Subject Land, necessary clearances and/or no objection certificates from each of the concerned authorities and/or bodies and/or departments including but not limited to, the concerned authority and the



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provisions of the Urban Land (Ceiling & Regulation) Act, 1974, the West Bengal Land Reforms Act, 1955, and all other laws including those pertaining to the applicable land ceiling as prescribed under the various statutes prevailing and/or in force in the State of West Bengal; and

- (i) construct around the Subject Land, a brick boundary wall of a minimum height of 8 (eight) feet, with its beams and concrete columns; and
- (ii) make payment of all the Outgoings together with the interest and penalty thereon, if any, in respect of each of the Land Parcels as the Developer may, and obtain all necessary clearances, no-objection certificates etc. from each of the concerned authorities and/or bodies, local departments; and
- (iii) cause, if so requested by the Developer, consolidation of each of the Land Parcels into a single land parcel and/or in such a manner as may be determined by the Developer, and further to execute and perform such acts, deeds and things whereby each of the Land Parcels may be developed in such a manner as may be determined by the Developer, and if so requested for by the Owners, the Developer may assist the Owners in the documentation pertaining to such consolidation; and
- (iv) to apply for and obtain at their own cost and expense, all such written consents, permissions, no-objection etc. from Governmental Authorities and/or such other statutory or other bodies as may be required for the development and marketing of the Project, and further to execute and/or cause the Governmental Authorities and/or the statutory authority or other bodies to execute such deeds, documents etc. as may be required, all as mutually agreed on separate Parties hereto; and
- (v) to establish and maintain at their own cost and expense, free, clear and marketable title in respect of each of the Land Parcels, and further to keep and/or take steps to ensure full-charge of the Land Parcels up to all limits free from all Encumbrances whatsoever or howsoever, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereon; and
- (vi) to ensure that the day-to-day physical control of each of the Land Parcels and the Subject Land as identified by the Developer ("Subsidiary Persons") over the entirety of each of the Land Parcels and/or the Subject Land is not hindered or impeded or obstructed in any manner whatsoever or by for the purpose of development and completion of the Project; and
- (vii) to continue to remain liable and responsible to pay and bear the entirety of the Outgoings for the period upto the date of sanction of the plan in respect of the Project irrespective of when the bills/demands for the same are received/raised, and the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof; and
- (viii) none of the Owners shall do or allow any person to do or permit to do or



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- (d) convey, lease, mortgage or loan with possession or deal with or Transfer (in respect of events not encompassed by (c) herein); (e) any part or portion of any of the Land Parcels; and/or (f) the rights, title and interest of the Owners over it in respect of any part or portion of any of the Land Parcels, in breach of any Period, save in the manner specified in this Agreement and/or as determined by the Developer and/or as mutually agreed in writing between the Parties;
- (e) create a charge or other lien and/or Encumbrance over and/or in respect of the Owners' Share to the extent the same is to be applied towards adjustment of the Security Debts; and the Owners shall deal with the Owners' Share(s) in the manner and subject to the terms stipulated herein;
- (f) induce any Person into any part or portion of the Subject Land;
- (g) cause any obstruction or interference or impediment in the construction, development, execution and implementation of the Project and/or in the exercise of the Development Rights by the Developer; and
- (h) from time to time and within such time frames as may be determined by the Developer, to study, execute and deliver such applications, plans, instruments, project documents and undertake and execute all such acts, deeds and things as may be requested by the Developer. From time to time the Developer may request or request authority or otherwise, or for any other purpose as the Developer may determine, to undertake enable the Developer to exercise its rights under its obligations stipulated herein, and further the Owners shall provide the Developer with any documentation and information relating to any part or portion of the Subject Land as may be required by the Developer from time to time;
- (i) to and when required by the Developer, to appear before the concerned Governmental Authorities and/or government departments and/or officers and also all other state agencies, judicial or quasi-judicial, municipal and other authorities and all courts and tribunals, for all matters connected with the Subject Land and/or in relation to the execution and implementation of the Project;
- (j) to act and co-operate in good faith with the Developer in all respects for the execution and implementation of the Project in terms of this Agreement, and provide all assistance as may be required requested by the Developer to enable the Developer to implement and complete the Project;
- (k) to execute and deliver registered and unregistered powers of attorney (such as determined by the Developer) to authorize and empower the Developer and/or the nominees of the Developer, as may be required by the Developer for carrying out various acts, deeds and things in respect of the development and implementation of the Project and to be dealt with the same;
- (l) to and remain jointly and/or severally liable and responsible for respective Land Parcels comprising the Subject Land including the clear and marketable title of each of the same, despite the fact that each of the Owners may not have any absolute or any nature of right or title or interest in or in relation to respect of each of the Land Parcels;



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to comply with, abide by and adhere to all the applicable provisions of the Urban State Regulation And Development Act, 2016 and/or the West Bengal Housing Industry Regulation Act, 2017 and the rules and/or regulations in respect thereof and/or made thereunder, each together with any and all modifications, amendments etc. directly or indirectly subsisting as of the Execution Date of executed hereunder, as and when applicable.

10) to comply with and fulfil each of their respective obligations as stated elsewhere in this Agreement.

### 11) Obligations of the Developer

Subject to compliances by the Owners of each of their obligations stated hereto to the satisfaction of the Developer, and further subject to circumstances amounting to Force Majeure and/or circumstances beyond the control of the Developer, the Developer will:

- a) apply for sanction of the plan for the Project within 1 (one) month from the date of obtaining all permissions and clearances as may be required for applying for such sanction;
- b) apply for and obtain all permissions and clearances required to commence the development of the Project as ascertained by the Developer, save those the procurement whereof are the responsibility and liability of the Owners;
- c) subject to circumstances amounting to Force Majeure and/or circumstances events beyond the control of the Developer, endeavor to develop 70% (seventy percent) of the Project or part thereof as the case may be, in such several phases of equal duration as may be deemed as? by the Developer at its sole and absolute discretion, within a period of 4 (four) years from the date on which the last of the clearances required for commencement of construction is received by the Developer, subject to a grace period of 6 (six) months thereafter, it being agreed and understood that the development of the Project shall be dependent on and driven by the then prevailing market conditions. If the Developer fails to commence the Project within 7 (seven) years from the date of execution of this agreement, it shall be at the option of the Owners to terminate this Agreement. In case of such termination as aforesaid, the Owners shall refund the Developer the surplus of the Security Deposit (if any) (deducting a sum of Rs. 10,00,000/- (Ten Crores only) as damages).
- d) remain responsible for material compliance with all statutory requirements, whether local or state or central, in respect of the construction and development of the Project;
- e) bear, incur and pay all the costs, charges and expenses towards the construction, erection and development of the Project, material costs, labour costs and all ancillary costs for construction of the Project, including the fees payable to the architects, contractors, S. A. Mens, surveyors and consultants;
- f) make proper provision for security as may be determined by the Developer;



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20) periodically or as and when reasonably requested by the Owners' Authorized Representative, inform the Owner's Authorized Representative about the progress of the Project;

21) pay and bear all the Outgoings in respect of the Land Parcels comprising the Subject Easement commencing on and from the date of execution of the plan in respect of the Project till the date of completion of Project;

22) to comply with, abide by and adhere to all the applicable provisions of the Real Estate (Regulation And Development) Act, 2016 and/or the West Bengal Floating Facility Regulation Act, 2017 and the subordinate regulations in respect thereof and its amendments, modifications, amendments etc. thereon (hereafter subsisting or on the Executive Date or entered thereafter) as and when applicable;

#### Article 6 Development of the Project

6.1 For the purpose of undertaking development of the Project, the Developer shall be entitled to:

i) appoint one or two professional team; and

ii) consume the entire floor area rule that may be made available for the entire of the Subject Land subject to and/or accordance with the provisions of Clause 5.2 hereinafter provided that if any additional floor area rule beyond what has been stipulated in Clause 5.2 hereinafter becomes available due to a change in the government policies or municipal rules, then subject to the Developer opting to consume the same (conditions, floor area rule (which decision of the Developer shall be final and binding on the Owners); such additional floor area rule shall be shared between the Owners (collectively on the one hand) and the Developer (on the other hand) in the ratio of 50:50 respectively subject however to the Owners paying the proportionate cost less 15% (fifteen per cent) for availing such additional floor area rule; whereas upon the Developer will bear the cost of construction and development in the ratio of this Agreement;

6.2 Each of the Owners further covenant and undertake as follows:

i) that the Owners have no notice and knowledge of the Adjoining Land Agreement;

ii) that neither of the Owners have nor shall claim, demand, sue, any material nature of right, title, interest etc. of any ground, whatsoever or howsoever Intervenor's respect of any part or portion of the Project and/or area, facilities, utilities etc. which interfere or obstructs/situate lying over the Subject Land save and except only such limited rights (as determined by the Developer at its sole and absolute discretion) in respect of any of such of the Commonly Used Areas and Facilities as may be specified by identified by the Developer to its sole and absolute discretion; and the Owners shall not make any claim, demand, action, etc. contrary to the aforesaid;



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(ii) Notwithstanding the provisions of Clause (2)(i), neither of the Owners shall make or enforce any hindrance, obstruction, objection, impediment, restriction, prohibition or of any nature or kind in any manner whatsoever or howsoever

a) the amalgamation, consolidation, connection etc. of the entirety and/or any part or portion of the Subject Land with the entire and/or any part or portion of the Adjoining Land and/or any Building(s), structure(s) etc. constructed and/or standing thereon;

b) the use/appliance of any part or portion of the Subject Land to use/occupy any part or portion of the Adjoining Land and/or any Building(s), structure(s) etc. constructed and/or standing thereon;

c) the joining of and/or making available the several facilities, amenities etc. including the Commonly Used Area Facilities provided/available on the Subject Land with any part or portion of the Adjoining Land and/or any Building(s), structure(s) etc. constructed and/or standing thereon;

d) the grant by the Developer on a favour of any Demand(s) or any right, interest, title etc. whatsoever in respect of any part or portion of the Physical and/or the areas, facilities, utilities etc. which are constructed, established and/or part or portion of the Subject Land.

Each of the above in such a manner as the Developer may determine under clause (i) and proper at its sole and absolute discretion, and each on such terms and conditions and in lieu of such fees, consideration, charges etc. as the Developer may determine and proper at its sole and absolute discretion, with the absolute and irrevocable right of the Developer to receive and appropriate the entirety of such fees, consideration, charges, etc.

6.3 It has been agreed and understood between the Parties that the right granted to use, access, reach, physical control and/or the Subject Land will not be construed as delivery of possession under Section 53A of the Transfer of Property Act, 1882, read with Section 2(47)(v) and (vi) of the Income Tax Act, 1961, it being further clarified that the legal physical possession of the Subject Land shall remain and continue to remain with the extended Owner(s) until the date of completion of 63% (sixty-three per cent) of the Project, on which date the legal physical possession of the entire of the aforesaid shall vest jointly with the Owners and the Developer, save and except the areas if any already handed over to any adjoining title holder(s).

6.4 It is further clarified that upon earlier termination of this Agreement, the Developer shall continue to be the absolute owner of all improvements on the Subject Land and the Owners shall not be entitled to demolish, remove or otherwise interfere with or result the use of the improvements on any portion of the Subject Land unless the Owners acquire all the rights, title and interest in such improvements by paying the Developer the market value for such improvements as determined by the Valuer.



Additional Director, Government of India  
Ministry of Health, New Delhi

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Article 7  
Borrowing and Lending for the Project

- 7.1 The Developer may raise fund for the project (project finance) from any Banker under financial institutions for the sole purpose of construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank/ financial institution by deposit of original title deeds of the said project land and the originals of other deeds and documents by way of Equitable Mortgage and/or by executing Kharaj Mortgage and/or by creating English mortgage. Further the Developer shall remain charge in respect of its share of revenue or allocation in the project without creating any charge/ liability in respect of Owners' share of revenue or assets' allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above provided including executing/for executing deposit of title deeds, confirmation of deposit title deeds, delivery of title deeds and to receive back the title deeds, etc.
- 7.2 It is clarified and understood that for the aforesaid purpose of raising funds for the construction and implementation of the Project, the Developer shall also be entitled to create a charge/mortgage/encumbrance on all and/or any of the building(s) and other construction(s) and/or structure(s) constructed/erected on the Subject Land, and each of the Owners shall execute and/or cause the execution of such documents and deeds, and furthermore shall do, execute and perform and/or cause the doing, execution and performance of such acts, deeds and things as may be required for that time to time by the Developer in respect thereof.
- 7.3 The Developer shall remain liable and responsible for the repayment of the aforesaid specific borrowings and shall keep each of the Owners safe, harmless and indemnified in respect thereof; it being agreed and understood that no charge shall be created over the Owners' Shares for such borrowings.
- 7.4 Each of the Owners also undertake to execute, sign and make all statutory filings pertaining to the creation of the aforesaid mortgage, charge etc. pertaining to their respective Land Proceeds, it being clarified for the avoidance of any doubt that the income raised by mortgage, charge etc. of the Subject Land will be used only and exclusively for the Project and such funds will not be diverted for any other project or purpose where any of the Owners do not have any interest.
- 7.5 The Owners shall also provide and render all necessary co-operation and assistance to the Developer as may be required to extend or relinquish any of the aforesaid mortgage rights and/or other Encumbrances.

Article 8  
Authority

8.1 Authority in favour of the Developer

- 8.1.1 In order to facilitate the Developer to undertake the Project and/or for speedy construction, execution, completion and implementation of the Project, and to carry out:



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- (b) exercise the Development Rights;
- (c) exercise the rights granted under Art. 6.7 hereinafter;
- (d) gift in favour of any Government Authorities;
- (e) sell, license, lease, Transfer, Re-transfer or otherwise dispose of and/or deal with and/or alienate and/or create Third Party rights interest therein respect of
  - (i) any part or portion of the subject Land and/or the Project and/or
  - (ii) an undivided share in any part or portion of the land is implied in each of the Land Parcels;

that without prejudice to and in addition to each of the other powers, rights and authorities granted by each of the Owners in favour of the Developer, each of the Owners hereby and hereunder appoint the Developer, by their respective constituted attorney and authorized representative, duly after the each of the aforesaid purposes in respect of each of their respective Land Parcels, and as aforesaid to grant in and in favour of the Developer the irrevocable powers stated in the Fifth Schedule hereunder written, and further the Owners have on the Execution Date also granted several irrevocable powers in favour of the Developer and/or the nominee(s) of the Developer by way of separate powers of attorney; each with the intent and purpose that each of the Owners shall be bound by each of the acts done, executed and performed by the Developer in pursuance of such powers, and further each of the Owners hereby ratify and confirm and agree to ratify and confirm to be bound by and not whatsoever the Developer shall cause to be done in exercise of all the powers granted under these presents and/or in pursuance hereof, it being further agreed and understood that the grant of the aforesaid powers by the Owners shall not in any manner deprive them and/or absolve the Owners of any of their several obligations.

8.1.3 Each of the Owners hereby agrees to execute and register further requisite documents, including specific powers of attorney as may be required by the Developer from time to time, it being agreed that in the event any the above-entitled powers/authorities are granted/delegated by the Developer to any nominee(s) of the Developer, then the Developer shall keep the Owners indemnified against any loss and damage they may be suffered or incurred or sustained by the Owners due to any established proceedings, acts of such nominee(s) of the Developer.

8.1.3 Each of the Owners acknowledge and accept that on and from the Execution Date, and further by virtue of this Agreement, the Developer has acquired a substantial interest and right in each of the respective Land Parcels of the concerned Owners, and that, each of the powers granted in favour of the Developer including those under these presents as also under the aforesaid and several other powers of attorney that may be executed from time to time, being coupled with interest and consideration, are and shall in all times remain irrevocable.

8.1.4 It is further agreed and understood that the powers granted by the Owners to the Developer shall not absolve the Owners from their respective liability and responsibility to make, file and obtain necessary applications, permissions and consents from while the exclusive responsibility of the Developer, and to do, execute and perform such acts, deeds and things as



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may be requested from time to time by the Developer, as also to fulfill and perform each of their mutual obligations and duties as stipulated in this Agreement.

8.1.5 It is further stipulated and understood that despite the grant of the aforesaid authorities in favour of the Developer, the Owners shall, as and when requested by the Developer, themselves sign, execute and register all the registrations, such deeds, documents, applications etc., as may be requested from time to time by the Developer.

8.2. Owners' Authorized Representative

8.2.1 Each of the Owners, vide respective resolutions passed in their respective annual meetings and shareholders' meetings and/or partners' meetings, as the case may be, have jointly and severally authorized and empowered the Owners' Authorized Representative to take all decisions etc. for and on behalf of each of the Owners, each of which decisions shall be final, conclusive and binding on each of the Owners.

8.2.2 The Owners' Authorized Representative shall also be present, as and when requested by the Developer, for the execution and registering of any deeds, documents, applications etc.

8.2.3 Any notice given to any of the Owners' respective Authorized Representative shall be deemed to have been given/issued to the Owners.

8.2.4 The Owners shall be entitled to replace the Owners' Authorized Representative by a notice in writing duly received by the Developer, provided that all the areas, deeds, things, etc. done, executed and performed by the outgoing Owners' Authorized Representative shall continue to bind each of the Owners.

Article 9  
Title of the Land Parcel(s)

9.1 The due-diligence investigations, inspections, observations, reviews etc. conducted by/for the Developer in respect of the Land Parcel(s) and have satisfied himself before entering into this Agreement but the same shall not be deemed to mean and/or constitute any warranty or indemnity by the Developer of the title of each of the Owners to their respective Land Parcel(s) and thus the same shall not release any of the Owners from any of their obligations under this Agreement or derogate from their representations hereunder, and furthermore the same shall not impose any liability on the Developer, it being agreed and understood that the Developer has executed these presents solely and exclusively relying upon and based on the representations of the Owners.

9.2 The entering into the transaction stated herein under the conduct of the due-diligence investigations shall not derogate from the rights of the Developer under this Agreement, nor from any future claims of the Developer in respect of any defects, errors etc. or the failure of the Owners to meet any obligations under this Agreement.

9.3 In the event at any time any of the Parties hereto becomes aware of any Encumbrance or another defect in the title of another any other issue pertaining to any of the Land Parcel(s) and/or in the event any Encumbrance(s) another defect(s) in the title of any Land Parcel and/or any other issue is ascertained by the Developer, the concerned Party shall immediately inform any of the Owners' Authorized Representative or the Developer, as the case may be, of the same.



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9.4 In the event the Developer is of the opinion that any Encumbrance (together with the defect and/or any other defect, issue etc. in respect of the Land Parcel) severally or jointly affects the rights and/or interests of the Developer, the Parties shall mutually discuss the nature, manner and the time period within which such Encumbrance and/or defect and/or issue is to be resolved/rectified by the Owners at the cost and expense of the Owners, such that the rights and interests of the Developer (together the Subject Land as per the right of the Developer) and/or developer involved with the Project is and remains unimpeded and unimpaired. (The Owners shall resolve/rectify such Encumbrance(s) and/or defects to the satisfaction of the Developer ("Title Rectification") within the aforesaid mutually agreed time period ("Rectification Period").

9.5 Without prejudice to the rights of the Developer (including those as stipulated in Article 9.4 herebelow) is also the obligation of the Owners as stipulated herein, to be so that the Owners shall together perform to carry out the Title Rectification Period, the Developer shall be entitled, as the constituted attorney and agent of each of the Owners, to do, secure and perform at the cost, expense, risk and liability of the Owners, such acts, deeds and things for and behalf of each of the Owners, to carry out such Title Rectification including but not limited to procuring and registering necessary deeds and documents, and on and from the Execution Date, each of the Owners appoint the Developer as their respective authorized attorney and authorized representative, to act for the aforesaid purpose in respect of each of their respective Land Parcels, and unconditionally grant to, use and in favour of the Developer irrevocable powers in respect thereof. Each of the Owners shall be bound by each of the acts done, essential and performed by the Developer as pursuant to these powers, and further acts of the Owners, jointly and jointly and agree to ratify and confirm and to be bound by all and whatsoever the Developer shall do or cause to be done in pursuance of the aforesaid powers.

9.6 In the event that the Encumbrance and/or defect is not resolved/rectified to the satisfaction of the Developer within the Rectification Period and the Developer determines that the Encumbrance and/or defect is material, then it may exercise the right to terminate this Agreement which would entail the consequences as enumerated in Article 5 herebelow.

#### Article 10 Documentation

10.1 The Developer shall have the right to enter into, sign, execute and deliver all documents, deeds, and for the sale/transfer etc. of any space, area, unit, open or covered, area(s), and/or for granting any manner of right or interest into and/or the permission to use any space or area (open or covered) at any part or portion of the Project in terms of these presents and/or in respect of any part or portion of the Subject Land, each to its own use, in such a manner as the Developer may determine at its sole and absolute discretion.

10.2 The format and contents of each of the documents, deeds, documents etc. pertaining to the development of any part or portion of the Project shall be such as determined by the Developer, it being agreed that the conveyance in favour of the Beneficiaries shall be executed only after completion of the Project.



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**Article 11**  
**Management and maintenance of the Project**

- 11.1 It is agreed that the Developer shall manage, maintain and administer the Project until completion of the Organisation and after formation of the Organisation, the management and maintenance of the Project shall be entrusted to the Organisation subject to and in accordance with the terms in respect thereof as set out by the Developer.

**Article 12**  
**Other terms and conditions**

- 12.1 Each of the Owners confirm that none of the Owners have any objection or any ground whatsoever or howsoever to the Developer developing the Abutting Land with the Abutting Land Owners or to the understanding arrived at between the Developer and the Abutting Land Owners in respect of development of the Abutting Land, and the Developer will ensure that the Abutting Land Owners cause no obstruction or hindrance in the development of the Project and that each of the Owners consent and undertake not to set up or take into effect any action, claim, demand etc. contrary to the aforesaid, it being clarified that the Owners shall not be entitled to any part or portion of the revenues, sale proceeds etc. that may be generated from the development of the Abutting Land under the portion of the Project situated thereon.

**Article 13**  
**Representations and warranties**

- 13.1 Each Party hereby represents and warrants to the other Parties as under:
- 13.1.1 It is respectively duly organized and validly existing under the laws of India, and respectively has the full power and authority to enter into this Agreement and to perform its respective obligations under this Agreement and
- 13.1.2 the execution and delivery of this Agreement and the performance by each Party of its respective obligations under this Agreement has been duly and validly authorized by all necessary corporate actions on the part of each Party, and if called upon, each Party(ies) shall provide copies of all documents in support thereof to the other Party(ies); and
- 13.1.3 this Agreement constitutes a legal, valid and binding obligation of each Party enforceable against it in accordance with its terms; and
- 13.1.4 the execution, delivery and performance by each Party of this Agreement and the acts and omissions contemplated hereby do not and will not, with or without the giving of notice or lapse of time or both, violate or conflict with or require any consent under or result in a breach of or default under:
- i) Applicable laws and/or
  - ii) any order, judgment or decree applicable to it; and/or
  - iii) any term, condition, covenant, undertaking, agreement or other instrument to which it is a party or by which it is bound; and/or



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കുടുംബശ്രീ, സാംസ്കാരിക, സാമൂഹിക സൗകര്യം,  
മുനിസിപ്പൽ, നോ. 25, സെ. 25-എ

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(b) any provision of its respective memorandum and articles of association, if any, or any other similar constitutional documents.

13.2 Each of the Owners while accepting, ratifying and confirming each of the representations and warranties enumerated in Recital A of this Agreement, further representing, warranting and certifying the following, it being acknowledged by each of the Owners that the Developer considers the accuracy of the representations and warranties made here by the Owners to be an important and integral part of this Agreement, and the Developer has entered into this Agreement in reliance thereof:

- a) that the entirety of the Subject Land is held and/or owned by the concerned Owners in compliance with all applicable land laws including but not limited to the applicable land ceiling laws prescribed under the several statutes, and further the title of each of the concerned Owners to their respective Land Parcels comprising the Subject Land is Free, clear, unencumbered and marketable and
- b) that each of the concerned Owners respectively have the full right and absolute power and authority to deal with their respective Land Parcels comprising the Subject Land; and
- c) that there is no embargo on any of the Owners from dealing with their respective Land Parcels comprising the Subject Land and/or from Transferring and/or alienating the same in any manner whatsoever or howsoever; and
- d) that each of the concerned Owners are in compliance in all respects with all the terms and conditions contained in each of their respective concerned Title Deeds, and the applicable stamp duty on each of such documents has been duly paid, with each of such documents having been duly registered with the register of companies jurisdiction pursuant to the applicable requirements under the Indian Registration Act, 1908; and
- e) that save and except to concerns of successive Owners, no other Person and/or Third Party has any manner of right or title or interest or claim or demand over or in respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof; and
- f) that none of the Owners have dealt with any part or portion of their respective Land Parcels, and further none of the Owners have in any manner created any third Party right or title or interest or encumbrance thereon/thereof, or entered into any agreement, contract and/or deed in respect thereof; and
- g) that no part or portion of any of the Land Parcels is or ever was the subject of any acquisition and/or allotment by any Governmental Authority and/or anybody and/or authority, statutory or otherwise and further none of the Owners and their respective predecessors in title and/or title holders received any notice of acquisition and/or allotment in respect of any part or portion of their respective Land Parcels comprising the Subject Land, and there are no claims, suits, any matters nor are there any proceedings pending nor have any proceedings in relation thereto been initiated by any Person and/or under any Applicable Law, and the Owners are neither owners of



ADVISOR FOR UNITED STATES GOVERNMENT  
WASHINGTON, D.C. 20540

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- not have knowledge of any circumstances or facts or matters which are likely to give rise to any such notices or claims or proceedings; and
- viii) that neither any of the Title Deeds nor any other document in respect of any part or portion of any of the Land Parcels have ever been deposited in favour of any Third Party or Person with the intention of creating an equitable mortgage or as security for performance of any act or the payment of any money or otherwise; and
  - ix) that each of the respective Land Parcels are free from any land charges and all the Outgoings (state and except the rates and taxes payable to the Greater Noida Municipal Corporation) have been paid in full by the concerned Owners till the Execution Date, and the Owners covenant and undertake to make payment of the rates and taxes payable to the Greater Noida Municipal Corporation as and when due demanded. In the event, if the same is raised by law suit or otherwise, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof; and
  - x) that there is no dispute of boundary dispute in respect of any of the Land Parcels; and
  - xi) that no Person(s) who would have ever claimed any right of pre-emption over or in respect of any of the Land Parcels or any part thereof, and there are no outstanding actions, claims or demands filed with any Third Party in respect of any Land Parcel; and
  - xii) that no part or portion of any of the Land Parcels are or is subject to any encumbrance under the provisions of the Public Demand Recovery Act, 1973 and/or under the Income Tax Act, 1961 and/or under any statute (central or state or local) for the time being in force; and
  - xiii) that no right or easement that may be required for construction of the Project and in spite of easement to which benefiting each of the Land Parcels is restricted in any manner, and such rights and easements are enjoyed freely without interference and without restrictions as to hours of use or otherwise, and no Person or Governmental Authority has any right to nominate or curtail a right or easement appurtenant to or benefiting any of the Land Parcels; and
  - xiv) that none of the Owners hold any excess land under the provisions of any statute (central or state or local); and
  - xv) no part or portion of any of the Land Parcels has ever been seized or been the subject matter of any pending proceedings; and
  - xvi) that the provisions of the East Kolkata Wetlands (Conservation and Management) Act, 2006, do not apply to any of the Land Parcels; and
  - xvii) that there are no legal or other proceedings pending in respect of any part or portion of any of the Land Parcels, nor have any of the Owners and/or their respective predecessors-in-interests/ heirs received any written threat of any such proceeding(s), and there are no unfulfilled or unsatisfied judgments, decrees or attachments, court orders, distress notices etc.; and



Regional Director, Sub-Region  
Sulawesi, Makassar, March 24, 2018

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- xxv) that no other means of access to the Subject Land is shown with or subject to rights or determination or requires payment to any Third Party; and
- xxvi) that there is no impediment in carrying out the execution under Commission of any of the Land Parcels; and
- xxvii) that the Subject Land is capable of being developed as a complete unit including by way of consolidation of each of the Land Parcels into one consolidated land parcel under the way of amalgamation/consolidation with the Adjoining Land and/or any part or portion thereof; and
- xxviii) that each of the concerned Owners have respectively been in and continues to be in continuous peaceful, vacant and physical possession of their respective Land Parcels without any hindrance or impediment; and
- xxix) that as on the Execution Date there is no water body or pond or wellhead within the Subject Land or any part or portion thereof; and
- xxx) that no Third Party has claimed or acquired any manner of right in any of the Land Parcels by way of adverse possession or otherwise; and
- xxxi) that none of the Land Parcels are subject to any easements, restrictions, stipulations, encumbrances, options, rights of pre-emption, adverse estate, right of reverter, tenancy, privity, exceptions or reservations or other such rights (whether legal or equitable), the benefit of which is vested in or is reserved to or in Third Parties or is subject to any other rights or arrangement in favour of any Third Party (whether in the nature of a public or private right or otherwise), and further there is no agreement to create the same; and
- xxxii) that no part or portion of the Subject Land is affected by any notice or scheme of any local development authority or Governmental Authority; and
- xxxiii) that the compliance is being made and has at all times been made and shall be confined to be made with all Applicable Laws, statutes, by-laws, permits, obligations, statutory instruments and regulations with respect to each of the Land Parcels, its ownership, rights, title and interest, occupation, possession and use; and
- xxxiv) that there is no matter which may adversely or materially affect the value of any of the Land Parcels and/or the development usage or enjoyment of any of the Land Parcels, or cast any doubt on the rights granted to the Developer in terms hereof; and
- xxxv) that there are no outstanding or pending actions, disputes, claims or demands of any description whatsoever or howsoever in relation to the Subject Land including but not limited to respect of the use of the each of the Land Parcels and/or the use thereon, and the Owners or either owner or user have knowledge of any circumstances or facts or matters which may or could be likely to give rise to any actions, disputes, claims or demands of any description whatsoever; and



Radhika Dey, MD, FRCP  
New Town, North 741001

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xxvii) that there is no notice of any court or of any other authority pending sale and/or Transfer and/or alienation of any part or portion of any of the Land Parcels and

xxviii) that each of the Owners shall comply with all Applicable laws, regulatory requirements, standards, guidelines and codes of practice in connection with the performance of their obligations under this Agreement and further shall not do or do anything to be done which may, cause or otherwise result in a breach of this Agreement or cause any delay in the transactions stated herein; and

xxix) that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, suits claims, actions, government or other investigations, complaints, grievances, pecuniary claims, judgments or decrees of any nature made, existing or pending before any court, tribunal, statutory or governmental body, department, board or agency in respect of and/or over any part or portion of any of the Land Parcels, nor have any of the Owners and/or their respective predecessors-in-interest filed received any written notice of any of the aforesaid matter any other matter which may negatively affect the due performance or enforceability of their Agreement or any obligation, act or the transactions stated herein under which they are/are to perform or prohibit the performance by the Owners of their respective obligations under this Agreement and/or hinder the Owners from fulfilling their obligations set out in this Agreement and/or arising from this Agreement and/or which may in any manner affect or impact the Subject Land and/or the rights granted herein; and

xxx) that there is no dispute, issue etc. with any tax authorities and/or any official department(s) in India or elsewhere, which may in any manner adversely impact any of the Land Parcels and/or the rights granted herein; and none of the Owners are aware of any facts which may give rise to such dispute, issue etc. and

xxxi) that no notice, order, judgment, demand or letter requiring the taking of remedial measures has been served on or received by any of the Owners which may in any manner affect or impact any of the Land Parcels and/or the rights granted herein; and

xxxii) that each of the Owners have a clear and unencumbered right to develop and deal with, Transfer, sub-lease, assign, alienate, mortgage, hypothecate. Their respective rights and interest in favour of their respective Land Parcels and every part and portion thereof and the structures to be constructed thereon in such a manner as the Developer may determine, without payment of any premium/consideration to any individual, Third Party, Person etc.; and

- xxxiii) that in relation to each Land Parcel:
- a) site and except construction of the boundary wall no activities relating to any construction and/or development activities have been undertaken;
  - b) all the terms and conditions in relation to each Land Parcel are respectively contained in their respective Title Deeds and there are no other agreements, documents or letters relating to or affecting the same;



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- each of the concerned Owners have in their respective possession, all the original deeds, documents and writings which are necessary to prove their respective right, title and interest to their respective Land Parcels;
8. the Owners have not received any communication (either verbal or written) from any Governmental Authority which has the effect of or would or could have the effect of impairing the rights of the Owners to their respective Land Parcel, as the case may be, in any manner whatsoever, and further the Owners do neither aware of nor have any knowledge of any circumstances or facts or matters which are likely to give rise to the issuance of any such communication (either verbal or written);
9. none of the Owners have made or/for submitted (whether in writing or orally) any objections, criticisms, intimations, representations etc. to any Governmental Authority and/or any Third Party in respect of any part or portion of any Land Parcel by virtue whereof any instance of encroachment may have been created even in respect of any part or portion of any of the Land Parcels;
10. no application has been made or filed for sanction of any plan;
11. save the rates and taxes payable to the Bidhan Nagar Municipal Corporation, as on the Executive Site, no amount is due and payable to any Governmental Authority on any account whatsoever or howsoever;
12. there is no pending liability in respect of any part or portion of any of the Land Parcels;
13. no person has challenged the right, title and interest of any of the Owners to any part or portion of their respective Land Parcels on any ground whatsoever, and the Owners are neither aware of nor have any knowledge of any circumstances or facts or matters which are likely to give rise to any challenge; and
14. that none of the Owners shall do any act, deed or thing which by the Owners or the Developer are in any manner prevented from performing their respective obligations herein and/or which may affect the proposed development of the Project; and
15. that each of the representations and warranties contained herein and/or recited anywhere in this Agreement are true and correct and shall survive and subsist at all times, and are not shall not be diluted or qualified by any due diligence exercise that may have been shall be conducted or undertaken by the Developer;

#### Article 14

##### **Title Deeds**

- 14.1 It is mutual and simultaneously with the execution of these presents, each of the concerned Owners have handed over to the Developer, represented by Mr. Sumatra Kumar Dugar, son of Late J.K. Dugar, working for gain at 83, Tapata Road (South), Kolkata - 700 046, the originals of each of their respective Title Deeds as and by way of security to be deposited by the Developer to deposit the same for creation of equitable mortgage by deposit of title deeds in terms of deed provided. In case the Developer fails to repay the loan to the Financial



Accidental Death, S. H. K. (1911)  
Regiment, New York, 1892-1893

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institution, the Developer shall be liable to obtain NOC from the bank/financial institution with respect to Owners' share and shall also liable to compensate the Owners' and shall keep notified the Owners of any loss and damage as to be incurred with regard thereto.

#### Article 15 Default and consequences

#### 15.1 Owners' Event of Default and consequences

##### 15.1.1 Owners' Event of Default

In addition and without prejudice to any of the events stipulated in this Agreement as being an event of default committed by the Owners, the occurrence of any of the following events by any of the Owners shall be deemed to be an event of default by the Owners ("Owners' Event of Default"):-

15.1.1.1 any of the Owners fail to fulfill any of their obligations stipulated in this Agreement to the satisfaction of the Developer within the respective time period(s) stipulated for the same;

15.1.1.2 on 2 being ascertained by the Developer that any part or portion of any Land Parcel is not free from Encumbrance(s) and/or the title thereof is not clear and/or inalienable and/or the same suffers from any defect, issue etc. as ascertained by the Developer;

15.1.1.3 failure of the Owners to carry out the Title Rectification within the Rectification Period to the complete satisfaction of the Developer;

15.1.1.4 any of the Owners commit any default or breach of any of the covenants and/or undertakings contained in this Agreement and/or of any provision of this Agreement whether by way of any acts of omission or commission;

15.1.1.5 any re-organisation made by any of the Owners;

15.1.1.6 any willful misfeasance by any of the Owners;

15.1.1.7 any change in the constitution and/or the shareholding pattern and/or the status of any of the Owners without the prior written consent of the Developer, such that (i) together with his respective associates etc. no longer directly or indirectly controls 51% (fifty one percent) of the shareholding of each of the Owners;

15.1.1.8 any of the Owners has

15.1.1.8.1 a liquidator or provisional liquidator appointed over its assets or undertaking or any part of the same and/or

15.1.1.8.2 ceased to pay or default on scheduled payments generally or would cease to carry on its business or become or be unable to pay its debts as and when they become due and payable and/or



Address: 101/1, Suddhapalle  
Rajahmundry, Andhra Pradesh - 526 001

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15.1.1.83 or order of bankruptcy, dissolution, liquidation or winding-up being passed against it; and/or

15.1.1.84 entered into or resolved to enter into an arrangement, composition or compromise with, or assignment for the benefit of its creditors generally, or any class of creditors, or proceedings are commenced or sanctioned with respect thereto, composition or compromise, other than for the purpose of a bona fide scheme of reconstruction or amalgamation with the prior written consent of the Developer;

it being clarified that any acts of commission or omission by any one of the Owners and/or by its agents, servants, employees, personnel etc. or any of the owners shall be deemed to be acts of commission or omission, as the case may be, by each of the Owners.

### 15.1.2. Consequences on the occurrence of an Owners' Event of Default

15.1.2.1 Upon the occurrence of an Owners' Event of Default, at the sole and exclusive option of the Developer, the Developer shall be entitled to:

(i) either,

grant such period to the Owners, as the Developer may ascertain to enable the Owners to remedy the breach or default to the satisfaction of the Developer ("Owners' Cure Period");

or

terminate this Agreement;

it being agreed and understood that the Developer shall also be entitled to terminate this Agreement, at the failure of the Owners to remedy the Owners' Event of Default to the satisfaction of the Developer within the Owners' Cure Period.

15.1.2.2 Upon the Developer exercising the option to terminate this Agreement, then within a maximum period of 120 (one hundred and twenty) days of the Developer falling upon the Owners' Authorized Representative ("Repayment Period"), the Owners shall be bound and obliged to and undertake to return to the Developer the entirety of the Security Deposit as also each of the Contributions amount due and any bill items have been expended/deducted by the Developer together with all costs and expenses incurred by the Developer in pursuance of this Agreement, each together with interest thereon to be calculated from the date on which the concerned sum/amount was so disbursed/spent by the Developer till the date of receipt thereof by the Developer to the satisfaction of the Developer (collectively "Developer's Dues").

15.1.2.3 Upon the failure of the Owners to make payment of the Developer's Dues within the Repayment Period, the Developer shall have the right without being obliged to give any notice to the Owners and/or to the Owners' Authorized Representative and without the intervention of any court of competent jurisdiction, to freeze and adjust the Security in such a manner as may be determined by the Developer in lieu of complete or partial satisfaction of the Developer's Dues, as the case may be, and each of the Owners hereby and he consents



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- i) waive, of their own will, the obligation of the Developer to issue any further notice to the Owners and/or to the Owners' Authorized Representative after expiry of the Repayment Period; and
- ii) accept and consent to the aforesaid right of the Developer, and undertake and agree not to make or set up any claim, demand or action contrary to the above mentioned waivers and/or consent.

## 15.2 Developer's Event of Default and consequences

### 15.2.1 Developer's Event of Default

Any of the following shall be deemed to be an event of Default by the Developer under this Agreement ("Developer's Event of Default"):-

- 15.2.1.1 the Developer fails to take any steps in respect of the Project for 3 (three) months from date of issuance of plan and all other documents for commencement of construction and/or work on the Project stops/stopped by the Developer for 3 (three) months continuously despite the Owners having fulfilled and complied with each of their obligations as stipulated herein to be satisfactory of the Developer, each of the above being subject to and without prejudice to the provisions of Article 9;
- 15.2.1.2 any change in the constitution and/or shareholding pattern of the Developer such that Mr. Surendra Kumar Duggan, son of Late J. M. Duggan, working for plot no. 83, Tapana Road (83/13), Kulkarni - 700 046 together with his wife, children, associates, etc. no longer directly or indirectly controls 51% (fifty one percent) of the shareholding of the Developer;
- 15.2.1.3 the Developer has an order of bankruptcy, dissolution, liquidation or winding-up, being passed against it.

### 15.2.2 Consequences on the occurrence of a Developer's Event of Default

15.2.2.1 Upon the occurrence of a Developer's Event of Default the Developer shall within 45 (forty five) days of receipt of a written notice from the Owners' Authorized Representative cure or remedy the Developer's Event of Default. ("Developer's Cure Period") provided however that if such default has been caused due to the occurrence of a Force Majeure event and/or circumstances beyond the control of the Developer, the Developer's Cure Period shall commence only after expiry of the concerned Force Majeure event and the resolution of the underlying event causing

15.2.2.2 In the event the Developer's Event of Default is not timely cured as provided in Clause 15.2.2.1 (hereinafter), the Owners may terminate the Agreement by giving the Developer 30 (thirty) days written notice of such termination.

15.2.2.3 In the event of the Owners exercising the right to terminate this Agreement under Clause 15.2.2.2 above, the Owners shall refund to the Developer the entirety of the Escrow Deposit after forfeiting a sum of Rs. 10,00,000/- (Ten lakh rupees) as liquidated damages,



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Within 30 (thirty) days from the date of such termination, developer shall ensure the Owners liable to pay Interest thereon. Further, the Developer shall be liable to restore the Subject Land in its original state or shall bear all expenses to be incurred by the Owners to restore the Subject Land.

### 15.2 Termination of the Agreement

It is agreed and understood between the Parties that this Agreement shall terminate only after the Developer has executed receipt, to its satisfaction, of the entirety of all its dues and legal dues hereunder. However, if the Agreement is terminated due to any default or breach on the part of the Developer, the Owners shall be entitled to demarcate and possess the Subject Land in any manner as they deem fit and proper with immediate effect and automatically all permissions, clearances and plans procured by the Developer in respect of the applicable portion of the Subject Land will become the property of the Owners. And if the Agreement is terminated due to any default from the part of the Owners and all permissions, clearances and plans procured by the Developer in respect of the applicable portion of the Subject Land will become the property of the Developer, then the Developer shall continue to enjoy all rights in respect of the Subject Land, with each of the Owners being bound by each of the covenants, conditions, restrictions, provisions, etc. stipulated herein, it being clarified for the avoidance of any doubt that where exercised by the concerned Party of its intent to terminate this Agreement as stipulated hereinabove shall not be deemed to be either to constitute a termination of the Agreement, and furthermore only upon the Developer executing receipt of all its dues as stated hereinabove, all permissions, clearances and plans procured by the Developer in respect of the applicable portion of the Subject Land will become the property of the Owners.

15.3 It is further agreed and understood that termination of this Agreement on any ground shall not release the Parties from any liability which at the date of termination had already accrued or which thereafter may accrue in respect of any act or omission prior to such termination.

### Article 16 Mutual covenants

16. Each of the Parties agree that if at any time during the continuance of this Agreement, the existence of any force majeure event and/or any event/ circumstance which is beyond the control of the Developer for a continuous period of 90 (ninety) days makes it impossible for the Developer to commence/continue/proceed with the Project and/or to perform this Agreement, each as determined by the Developer, then the Developer shall have the right, but not the obligation, to exercise the rights stipulated herein, and further the Developer shall inform the Owners' Authorized Representative of the same in writing, whereupon each of the Parties shall use reasonable efforts to mitigate and overcome the aforesaid events, if possible and/or practicable, and shall co-operate with each other to develop and implement a remedial plan and reasonable alternative measures to remove the effects of the aforesaid Event(s), should any such event continue for a period of at least 30 (thirty) days, the Parties shall consult each other regarding the further implementation of this Agreement provided always that in such an eventuality if an agreed arrangement is not arrived at within a period of 45 (forty five) days from the expiry of the aforesaid period of 90 (ninety) days, the Developer shall be entitled to terminate this Agreement.



15.2 Upon termination of this Agreement in pursuance of Clause 15.1 above, then within the Repayment Period, the Owners shall be bound and obliged to and undertake to refund to the Developer the entirety of the Security Deposit after the applicable deduction of the Subject Land.

16. It is agreed and understood that in the event any part or portion of any Titled Parcel is requisitioned by the Director of any Governmental Authority provided that such requisitioning has not been occasioned or caused by any of the Owners, then the compensation to be received shall be received as a consequence of such requisitioning shall of the first instance belong to the Developer or be applied towards moneys owed to the Developer of the Security Deposit together with all costs, expenses and expenditures incurred by the Developer till the date of such receipt, and only thereafter, the balance, if any remaining, shall belong to the Owners, but without prejudice to the right of the Developer to claim and recover from the Owners and the obligation of the Owners to pay to the Developer, any further costs, expenses and not provided/recovered for.

#### Article 17 Indemnity

17.1 In addition to and without prejudice to the indemnity obligations of the Owners as enumerated stipulated anywhere in this Agreement, each of the Owners hereby jointly and severally agree to indemnify, defend and hold harmless the Developer against and in respect of any and all liabilities, losses, costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursements), which may be suffered or sustained by the Developer by reason of: (i) the non-performance and non-observance of any of the terms or conditions of this Agreement by any of the Owners; and/or (ii) acts of willful negligence or intentional misconduct by any of the Owners; and/or (iii) breach of the provisions of this Agreement by any of the Owners; and/or (iv) any representation and/or warranty made/given by any of the Owners found to be misleading or untrue or any breach by any of the Owners of any representation and/or warranty contained in this Agreement and/or (v) any Third Party default or claim or action in respect of any part or portion of the Subject Land; and/or (vi) any fault or defect in the title and/or any issue or any claim or demand or legal proceeding in respect of any part or portion of the Subject Land; and/or (vii) requisition and/or requisition and/or attachment and/or vesting of any part or portion of any Titled Parcel; and/or (viii) failure by/for any of the Owners to fulfill their obligations under any applicable Law and/or under this Agreement and/or on account of any claims, damages, payments, charges, expenses or recoveries of any kind whatsoever in respect of the Subject Land; and/or (ix) any issue or disputes between any of the Owners on any ground whatsoever or howsoever.

17.2 It is clarified that the indemnification by the Developer against any one of the Owners shall not absolve the other Owners from its respective liability towards the Developer.

17.3 The Developer shall remain liable and responsible for due compliance with all statutory requirements, whether local, state or central in respect of the construction, development and completion of the Project and/or for any accident and/or mishap which may take place while undertaking the construction and completion of the Project and the Developer shall keep the Owners safe, harmless and indemnified from and against all costs, charges and losses that may be sustained or incurred by the Owners in respect thereof provided that the Developer shall not be liable or responsible for any accident and/or mishap caused due to any internal



आनंदजी ०३३१ श्री-राजसूत  
Ranjat New Town North ०३३१

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work permitted by the Developer to be carried out by any Intending Transferee, for which such Intending Transferee shall be and shall remain liable and responsible.

**Article 18**  
**Governing Law**

18.1 This Agreement shall be governed by and construed in accordance with the laws of India, and the courts of Kolkata shall have the sole and exclusive jurisdiction for all matters pertaining to and/or arising from this Agreement.

**Article 19**  
**Notice**

19.1 All routine correspondences may be carried out by electronic mail, letters, or over telephone. However, such notices, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party to the attention of said or its address by registered post/prepaid post with acknowledgement due or by electronic mail as set out here for such other address or electronic mail id as the addressee has by 5 (five) days prior written notice specified to the other Parties). Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered (a) if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party; (b) if sent by post, on the 5<sup>th</sup> (fifth) day following posting; (c) if given by electronic mail, on the date of dispatch.

19.2 The initial address, electronic mail ID and telephone number of the Parties for the purposes of this Agreement is as follows:

**Owner:**

Attention : Mr. Naugty Jain  
Address : 1, Creaked Lane, First Floor, Kolkata - 700 059  
Email : [sk@ncllkgvaice.com](mailto:sk@ncllkgvaice.com)  
Telephone : 9831121392

**Developer:**

Attention : Mr. Sourav Dugar  
Address : 11B2 E.M. Bait Pass, Kolkata-700055  
Email : [sourav@p13.com.in](mailto:sourav@p13.com.in)  
Telephone : 91 9831032524

**Article 20**  
**Miscellaneous**

**20.1 Assignment**

None of the Owners shall be entitled to assign or Transfer all or any of the respective rights and/or negate any of their respective obligations under this Agreement to any Third Party without the prior written consent of the Developer. Further, the Developer shall also not be entitled to assign or Transfer all or any of its rights and/or negate any of its obligations under this Agreement to any Third Party without the prior written consent of the Owners' Authorized Representative. For the avoidance of doubt, it is clarified that the exercise by the Developer of the specific rights granted elsewhere in this Agreement including but not



Additional letter to Sub-Header A.  
Raphael, New York, No. 11, 24-44.

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limited to those stipulated in Clause 2.6 shall not be treated and/or construed as a breach of this Agreement by the Developer.

#### 20.2. Binding Effect

All the terms and conditions of this Agreement shall be binding upon and shall be the benefit of and be enforceable by the successors-in-interest and permitted assigns of each of the Parties.

#### 20.3. Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such, and in the event of any obligation or obligations being or becoming unenforceable in whole or in part or to the extent that any provision of this Agreement is invalid or unenforceable or is prohibited by law, it shall for all purposes be treated as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without in any manner affecting the remaining provisions hereof which shall continue to be valid and binding, and the Parties shall negotiate in good faith and substitute the challenged provision determined as being invalid or unenforceable, with such an alternative provision which is as close as possible to the original intent of the Parties.

#### 20.4. Waiver

No waiver of any term or condition or provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach, being the Owners' Authorized Representative in the case of the Owners. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provision hereof.

#### 20.5. Entire Agreement

This Agreement constitutes and sets forth the entire agreement between the Parties and, supersedes all earlier understandings (written or otherwise) between the Parties in respect of the Subject Land, it being further certified that the documents executed in writing in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement.

#### 20.6. Amendment

No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.



Additional Official Sub-Regime  
Material from Texas, Item 24-#32

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20.7 **Relationship**

Notwithstanding the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto, and each Party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer cannot be appointed as an agent or contractor of the Owners (save as specifically stated herein), but in the contrary has been granted independent and viable rights and interest in over each of the Land Parcels, by virtue of earlier order under these presents.

20.8 **Independent Rights**

Each of the rights of the respective Parties under this Agreement are independent, cumulative and without prejudice to all other rights available to each of them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

20.9 **Covenants Reasonable**

Each of the Parties agree that having due regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

20.10 **Costs and Expenses**

20.10.1 All costs, charges and expenses towards stamp duty and the registration charges payable on this Agreement shall be paid and borne by Developer.

20.10.2 In the event any statutory taxes and/or fees are payable by the Owners in relation to the development and/or implementation of the Project, the same shall be borne and paid respectively by the Owners.

20.10.5 Each Party shall pay and bear the respective taxes payable by it, arising from or in respect of this Agreement and shall keep each of the other Parties safe, harmless and indemnified in respect thereof.

20.11 **Third Party Benefit**

Nothing herein expressed or implied is intended to, nor shall it be construed to confer upon or give to any Third Party, any right, remedy or claim under or by reason of this Agreement or any part hereof.

20.12 **Further Assurances**

The Parties to this Agreement have negotiated in good faith. Each Party shall cooperate with each other, and execute and deliver such instruments and documents and take such other actions as may be reasonably requested from time to time by any Party in order to carry out, evidence and confirm their rights and the purpose of this Agreement.



26.19 Counterparts:

This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed to be an original, but all of which will constitute one and the same instrument.

**The First Schedule Above Referred To  
(Subject Land)**

Land records of Mouza Thakewad, Police Station Kolar, Additional District Sub-Registrar, Dillanagar, LT. No. 19, Taluk No. 115, District M. Palanur (North)

Sl. No.	L.R. Khata No	L. R. Page No	Area Bec. used
1	1636	133	12.48
2	2378	138	04.20
			16.71

**The second Schedule Above Referred To  
(Aliasing Details)**

Land records of Mouza Thakewad, Police Station Kolar, Additional District Sub-Registrar, Dillanagar, LT. No. 19, Taluk No. 115, District M. Palanur (North)

Sl. No.	Owner	Ch. D. No.	L.R. Khata No.	Particular Area (Decimals)	Total Area (Decimals)	Registry No.	Register Date	Doc. No.	OFFICE DETAILS
1	Akhaygiri Boudhu LLP	176	2367	0.2317	11.6715	Additional Registrar of Assurances (A.R.A.) IV, Kolar	12 <sup>th</sup> August, 2016	102417650/2016	Book No. 1, 10 Volume No. 1941-2016, Page 3916111, 39162
		1356		1.4374		A.R.A. - IV, Kolar	29 <sup>th</sup> September, 2016	100407186/2016	Book No. 1, CD Volume No. 1941-2016, Page 391628, 39163
		1751		0.2166		A.R.A. - IV, Kolar	5 <sup>th</sup> November, 2016	024110350/2016	Book No. 1, 10 Volume No. 1941-2016, Page 391633-39164, 39165
		1342		4.2110		A.R.A. - IV, Kolar	5 <sup>th</sup> November, 2016	100110620/2016	Book No. 1, CD Volume No. 1941-2016, Page 391621, 39163
		1771		4.1266		A.R.A. - IV, Kolar	5 <sup>th</sup> November, 2016	100105550/2016	Book No. 1, CD Volume No. 1941-2016, Page 391635, 39164
2	Akhaygiri Boudhu LLP	112	2341	5.1600	104174	A.R.A. IV, Kolar	5 <sup>th</sup> November, 2016	100111050/2016	Book No. 1, 10 Volume No. 1941-2016, Page 391636-39167, 39168



Additional District Education Officer  
Rajshahi District Education Office

23 FEB 2014



		1346		47654		A. J. A. - IV, Kolkata	4 <sup>th</sup> November, 2010	15741011- 2010	Book No. 1, CD Volume No. 1374-2010, Pages 1001-1011, 10078
5	Amritkanti Vidya Prathi Limited	1355	1711	40000	10.2000	ADP Road Div. to Sub- Division Kamrup, Bijpurpur	2 <sup>nd</sup> August, 2010	020100010	Book No. 1, CD Volume No. 13, Page 02010- 0201
		1373		62040		ADP, Bijpurpur	3 <sup>rd</sup> August, 2010	02010-2010	Book No. 1, CD Volume No. 13, Page 02010- 0201
4	Arunnata Roads & Infra Limited	1317	1083	64700	11.2015	A. J. A. - II, Kolkata	1 <sup>st</sup> January, 2014	100410173	Book No. 1, CD Volume No. 5, Page 02010- 0201
		1327		14250		ADP, Kamrup	20 <sup>th</sup> January, 2014	100402014	Book No. 1, CD Volume No. 4, Page 10010- 1001
		1325		14250		ADP, Kamrup	1 <sup>st</sup> February 2014	020102014	Book No. 1, CD Volume No. 4, Page 02010- 0201
5	Bellary Construction Private Limited	1374	2268	23000	11.2010	A. J. A. - IV, Kolkata	9 <sup>th</sup> March, 2010	100405007 2010	Book No. 1, CD Volume No. 1571-2010 Page 1571010- 157102
		1354		48000		A. J. A. - IV, Kolkata	17 <sup>th</sup> August, 2010	100405002 2010	Book No. 1, CD Volume No. 1571-2010 Page 1571010- 157102
6	Bijaynagar Amenities Limited	1312	2943	56000	12/2007	A. J. A. - IV, Kolkata	8 <sup>th</sup> November, 2010	100410002 2010	Book No. 1, CD Volume No. 1004-2010, Page 1004010- 100401
		1342		56000		A. J. A. - IV, Kolkata	8 <sup>th</sup> November 2010	100410002 2010	Book No. 2, CD Volume No. 1004-2010, Page 1004010- 100401
		1317		27000		A. J. A. - IV, Kolkata	8 <sup>th</sup> November, 2010	100410002 2010	Book No. 3, CD Volume No. 1004-2010, Page 1004010- 100401
7	Bhadresh Trusty Mill Private Limited	1319	2340	75000	11.2008	A. J. A. - IV, Kolkata	2 <sup>nd</sup> March, 2010	100401007 2010	Book No. 1, CD Volume No. 1314-2010, Page 1004010- 100401
		1311		10000		A. J. A. - IV, Kolkata	20 <sup>th</sup> April 2010	100401007 2010	Book No. 1, CD Volume No.



		1334		82500					1804-2013 Pages 121925-12 142550						
8	Edis Arwe Sikatan Purupa Lampoh	1759	1282	10.1000	10.1000	A.B.A - IV, Kedond	12 <sup>th</sup> Volume 2015	190411477 2015	Book No. I, CD Volume No. 1904-2015, Pages 211217- 21122						
9	Puseh Villade Purupa Lampoh	1753	1502	1.6000	8.0000	A.B.A - II, Kedond	24 <sup>th</sup> August, 2015	190211424 2015	Book No. I, CD Volume No. 1902-2015, Pages 114278 to 114304						
		354		4.0000					A.B.A - I, Kedond	24 <sup>th</sup> August, 2015	190202271 2015	Book No. I, CD Volume No. 1902-2015, Pages 21623 to 21624			
		411													
10	Gandara Villade Purupa Lampoh	1332	1889	8.2210	12.2543	A.B.A - IV, Kedond	24 <sup>th</sup> March, 2015	190411447 2015	Book No. I, CD Volume No. 1904-2015, Pages 27232 to 27238						
		1561		2.9683					A.B.A - IV, Kedond	24 <sup>th</sup> March, 2015	190402419 2015	Book No. I, CD Volume No. 1904-2015, Pages 27239 to 27238			
11	Dihinghi Lata Nemupeta Lampoh	1332	2806	8.1104	11.0793	A.B.A - IV, Kedond	4 <sup>th</sup> August, 2015	190411477 2015	Book No. I, CD Volume No. 1904-2015, Pages 27149 to 27149						
		1337		5.2144					A.B.A - IV, Kedond	4 <sup>th</sup> September, 2015	19040352 2015	Book No. I, CD Volume No. 1904-2015, Pages 27149 to 27149			
		1332		2.4431											
		1543		2.1389											
12	Gerbak Kupada Purupa Lampoh	1758	2382	3.7410	11.0000	A.B.A - IV, Kedond	6 <sup>th</sup> October, 2015	190411491 2015	Book No. I, CD Volume No. 1904-2015, Pages 27244 to 27244						
		1418		2.2559					A.B.A - IV, Kedond	6 <sup>th</sup> October, 2015	190411491 2015	Book No. I, CD Volume No. 1904-2015, Pages 27244 to 27244			
		1778		1.0033					A.B.A - IV, Kedond	1 <sup>st</sup> November, 2015	190411211 2015	Book No. I, CD Volume No. 1904-2015, Pages 49270 to 49271			
		1330		0.6375					A.B.A - IV, Kedond	5 <sup>th</sup> March, 2015	190411466 2015	Book No. I, CD Volume No. 1904-2015, Pages 27244 to 27244			
		1373		3.2910											
		1339		0.7496											



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		1739		8,7560		A.R.A - IV, Kollata	1 <sup>st</sup> December, 2015	190411997 2015	Book No. 1, CD Volume No. 1904-2015, Pages 351 to 35
13	Bharosa Development Private Limited.	1806	2090	6,7058	13,738	A.R.A - IV, Kollata	24 <sup>th</sup> August 2015	190409041 2015	Book No. 1, CD Volume No. 1904-2015, Pages 10753 to 11257
14	Ganeshappa Development Private Limited	1330	2253	61,1488	38,1110	A.R.A - IV, Kollata	2 <sup>nd</sup> Decemr 2015	190411908 2015	Book No. 1, CD Volume No. 1904-2015, Pages 57174 to 57155
15	Laxman Development Private Limited	1835	2290	5,3116	11,6000	A.R.A - IV, Kollata	1 <sup>st</sup> December, 2015	190411977 2015	Book No. 1, CD Volume No. 1904-2015, Pages 351 to 35612
		1591		5,2904		A.R.A - IV, Kollata	19 <sup>th</sup> November, 2015	190411967 2015	Book No. 1, CD Volume No. 1904-2015, Pages 65553 to 65559
16	Hemanga Highrise Private Limited	1840	2224	8,7500	11,6028	A.R.A - IV, Kollata	19 <sup>th</sup> November, 2015	190411961 2015	Book No. 1, CD Volume No. 1904-2015, Pages 64453 to 65022
		1719		3,3628		A.R.A - IV, Kollata	29 <sup>th</sup> September, 2015	190411972 2015	Book No. 1, CD Volume No. 1904-2015, Pages 33169 to 33172
17	Ganesh Development Private Limited	1545	2245	1,6310	13,2916	A.R.A - IV, Kollata	1 <sup>st</sup> December, 2015	190402156 2015	Book No. 1, CD Volume No. 1904-2015, Pages 3513 to 3597
		1546		4,7638		A.R.A - IV, Kollata	24 <sup>th</sup> December, 2015	190403110 2015	Book No. 1, CD Volume No. 1904-2015, Pages 31143 to 31147
		1151		6,7148		A.R.A - IV, Kollata	21 <sup>st</sup> December, 2015	190412113 2015	Book No. 1, CD Volume No. 1904-2015, Pages 12142 to 12149
		1331	11,7991	A.R.A - IV, Kollata		29 <sup>th</sup> December, 2015	190411117 2015	Book No. 1, CD Volume No. 1904-2015, Pages 11190 to 11197	
		1331	8,4334	A.R.A - IV, Kollata		29 <sup>th</sup> December, 2015	190411117 2015	Book No. 1, CD Volume No. 1904-2015, Pages 11190 to 11197	
		1331	6,1611	A.R.A - IV, Kollata		29 <sup>th</sup> December, 2015	190411117 2015	Book No. 1, CD Volume No. 1904-2015, Pages 11190 to 11197	
		1332	1,0719	A.R.A - IV, Kollata		2 <sup>nd</sup> January, 2016	190401407 2016	Book No. 1, CD Volume No. 1904-2016, Pages 6924 to 6924	



~~Additional Circles and  
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		1351		0.0071		A.R.A - IV, Kolkata	21 <sup>st</sup> March, 2016	100402842 2016	Book No. 1, CD Volume No. 1941-2016, Pages 4029 to 4054							
		1351		0.0072		A.R.A - IV Kolkata	29 <sup>th</sup> April, 2016	100402843 2016	Book No. 2, CD Volume No. 1941-2016, Pages 4054 to 4071							
		1351		0.0081		A.R.A - IV, Kolkata	5 <sup>th</sup> Aug, 2016	100402844 2016	Book No. 1, CD Volume No. 1904-2016, Pages 6182 to 6197							
		1350		0.0086												
		1351		0.0174									A.R.A - IV, Kolkata	8 <sup>th</sup> July, 2016	100402845 2016	Book No. 2, CD Volume No. 1904-2016, Pages 6197 to 6236
		1351		0.0095									A.R.A - IV, Kolkata	9 <sup>th</sup> November, 2016	100402846 2016	Book No. 1, CD Volume No. 1941-2016, Pages 4804 to 4834
		1351		0.0100									A.R.A - IV, Kolkata	23 <sup>rd</sup> April, 2017	100402847 2017	Book No. 2, CD Volume No. 1941-2017, Pages 14795 to 14820
		13		Graphic Designing Activity -1,2,3,4,5									1352	11.1500	12.1500	A.R.A, Biharhager
1353	A.R.A, Biharhager		25 <sup>th</sup> June, 2019		003702019								Book No. 1, CD Volume No. 11, Pages 1274 to 1282			
118	A.R.A, Biharhager		25 <sup>th</sup> June, 2019		003702219								Book No. 2, CD Volume No. 11, Pages 1282 to 1288			
13	Graphic Construction -1,1P	1351	11.1672	11.1672	A.R.A - IV, Kolkata								14 <sup>th</sup> January, 2017	100402840 2017	Book No. 1, CD Volume No. 1904-2017, Pages 1749 to 1749	
		1341			A.R.A - IV, Kolkata	28 <sup>th</sup> January, 2017	100402841 2017	Book No. 1, CD Volume No. 1904-2017, Pages 10042 to 10042								
		1351			A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	100402842 2017	Book No. 1, CD Volume No. 1904-2017, Pages 10043 to 10043								



Abdullahi Yusuf Sub-Registrar  
Kajipal, Law Firm. Kaitum 2018

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		134		0.07634		A.R.A - IV, Kolkata	23 April, 2017	100419700 2017	Book No. 1, CD Volume No. 190-2017, Pages 19020 to 19026
		133		0.02924		A.R.A - Dujmohal	17 <sup>th</sup> May, 2017	100324000 2017	Book No. 1, CD Volume No. 1901-2017, Pages 19023 to 19029
20	Eastern Construction & Projects Limited	134	1417	0.0317	0.0950	A.R.A - II, A-1570	26 <sup>th</sup> Novem ber, 2013	100422013	Book No. 1, CD Volume No. 7, Page 1901 to 1907
		135		0.0234		A.R.A - II, Kolkata	25 <sup>th</sup> November, 2015	100412015	Book No. 1, CD Volume No. 47, Page 1901 to 1907
		137		0.0760		A.R.A - IV, Kolkata	21 <sup>st</sup> April, 2017	10043100 2017	Book No. 1, CD Volume No. 1904-2017, Page 19050 to 19056
		136		0.0260		A.R.A - IV, Kolkata	21 <sup>st</sup> April, 2017	10043100 2017	Book No. 1, CD Volume No. 15, Page 1905 to 1910
		139		0.0662		A.R.A - IV, Kolkata	21 <sup>st</sup> April, 2017	10043100 2017	Book No. 1, CD Volume No. 15, Page 1905 to 1910
21	Jhaliti, Agriculture Private Limited	1332	2017	0.0207	11.6674	A.R.A - IV, Kolkata	15 <sup>th</sup> March, 2014	100378014	Book No. 1, CD Volume No. 15, Page 1905 to 1910
		1333		0.0137		A.R.A - II, Kolkata	1 <sup>st</sup> March, 2014	002102014	Book No. 1, CD Volume No. 15, Page 1905 to 1910
22	Eastern Infrastructure & Projects Limited	1346	2014	0.02000	10.1100	A.R.A - IV, Kolkata	12 Februar y, 2014	100401000 2014	Book No. 1, CD Volume No. 1904-2016, Page 1907 to 1910
23	Khera Developers LLP	1347	2218	0.0400	11.1079	A.R.A - II, Kolkata	25 April, 2015	100370015	Book No. 1, CD Volume No. 3, Page 1905 to 1910
		134		0.0200		A.R.A - IV, Kolkata	2 <sup>nd</sup> April, 2014	100344014	Book No. 1, CD Volume No. 1905-2015, Page 1905 to 1910
		1320		0.0318		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	100362015 2015	Book No. 1, CD Volume No. 1902-2015, Page 1905 to 1910
		1321		0.0714		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	100402000 2017	Book No. 1, CD Volume No. 1901-2017, Page 1905 to 1910
		135		0.0468		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	100402000 2017	Book No. 1, CD Volume No. 28, Page 1905 to 1910
24	Khera Realty LLP	1343	2122	0.0443	12.000	A.R.A - IV, Kolkata	2 <sup>nd</sup> April 2015	000053015	Book No. 1, CD Volume No. 28, Page 1905 to 1910



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Rajabat, Mak Lemah, isahin di Fija

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		1144		63100		A.R.A - II, Kolkata	7 <sup>th</sup> April, 2013	19070925	Book No. 1, CD Volume No. 28 Pages 5711 to 5711
24	FACOMI Group Electric Private Limited	1303	2126	93614	114681	A.R.A - IV, Kolkata	22 <sup>nd</sup> September, 2015	19046975	Book No. 1, CD Volume No 1904-2016- Pages 112745 to 112745
		1133		15160		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19041132	Book No. 5, CD Volume No. 1904-2017 Pages 113177 to 113177
26	Lakshmi Hospitality & Event Private Limited	1219	2915	47003	110338	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2015	19042751	Book No. 1, CD Volume No 1904-2015 Pages 27009 to 27009
		1217		31000		A.R.A - IV, Kolkata	2 <sup>nd</sup> November, 2016	19041033	Book No. 1, CD Volume No. 1904-2016 Pages 280173 to 280173
		1315		45913					
27	Lakshmi Process Limited	1126	1828	64130	121038	A.R.A - II, Kolkata	1 <sup>st</sup> April, 2013	19022013	Book No. 1, CD Volume No. 18 Pages 1501 to 1513
		1116		63028		A.R.A - II, Kolkata	14 <sup>th</sup> April, 2013	20152175	Book No. 1, CD Volume No. 19, Pages 177 to 177
		1120		63120		A.R.A - I, Kolkata	11 <sup>th</sup> April, 2013	19042503	Book No. 1, CD Volume No. 17 Page 1704 to 1725
28	Lakshmi Health Projects Private Limited	1137	1761	73607	115003	A.R.A - II, Kolkata	10 <sup>th</sup> April, 2013	19032613	Book No. 2, CD Volume No. 19, Pages 1454 to 1478
		1147		41000		A.R.A - 01/Manager	16 <sup>th</sup> December, 2011	14780501	Book No. 1, CD Volume No. 28, Pages 500 to 5108
29	Lakshmi Steel Industries Private Limited	1323	1887	75000	116003	A.R.A - II, Kolkata	17 <sup>th</sup> April, 2013	19062013	Book No. 2, CD Volume No. 19, Pages 3411 to 3417
		1341		40028		A.R.A - IV, Kolkata	2 <sup>nd</sup> November, 2016	19041034	Book No. 1, CD Volume No. 1904-2016 Pages 16585 to 16585
30	Lakshmi Tanned Lease Limited	1117	2015	10000	41810	A.R.A - IV, Kolkata	9 <sup>th</sup> August, 2016	19042751	Book No. 1, CD Volume No 1904-2016 Pages 27151 to 27154
		1319		63398		A.R.A - IV, Kolkata	20 <sup>th</sup>	19040925	Book No. 1, CD



Keputusan Menteri Kesehatan  
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13/10/2008

		1999		88169		Kolkata	January, 2017	2017	Volume No. (934-2147, Page 2174) 1178
		1997		80553					
		1998		11944					
30	Lifewood Paper Systems Private Limited	1948	1866	71.3180	11,6000	A.R.A - I, Kolkata	10 <sup>th</sup> January, 2015	001775-2015	Book No. 1, CD Volume No. 3, Pages 190 to 207
32	Lifewood Horticulture Private Limited	1997	1956	68753	11,4000	A.R.A - II, Kolkata	10 <sup>th</sup> December, 2015	00156-2015	Book No. 1, CD Volume No. 2, Pages 224 to 295,
		1995		4.2616					Book No. 1, CD Volume No. 2, Pages 224 to 295,
		1994		4.3240					Book No. 1, CD Volume No. 2, Pages 193 to 215
31	Lifewood Education Centre Pvt. Ltd.	1949	2131	21480	12,0000	A.R.A - I, Kolkata	25 <sup>th</sup> April, 2015	00077-2015	Book No. 1, CD Volume No. 2, Pages 204 to 244
		1997		7.8100					Book No. 2, CD Volume No. 28, Page 3083 to 3106
34	Lifewood Vision LLP	1947	2130	5.3316	11,8000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	00084-2015	Book No. 1, CD Volume No. 2, Pages 321 to 324
		1943		6.0000					Book No. 1, CD Volume No. 2, Pages 108 to 122
35	Manojit Agriculture Private Limited	1997	1957	9.1700	12,0000	A.R.A - II, Kolkata	1 <sup>st</sup> December, 2015	00024-2015	Book No. 1, CD Volume No. 1, Pages 206 to 214
		1996		5.3360					Book No. 1, CD Volume No. 2, Pages 270 to 282
		1991		2.6718					
36	Manojit Horticulture Private Limited	1997	2012	6.7925	11,8612	A.R.A - II, Kolkata	2 <sup>nd</sup> March, 2014	00041-2014	Book No. 1, CD Volume No. 3, Page 652 to 682
		1941		5.0310					Book No. 1, CD Volume No. 4, Page 343 to 353
37	Panchajanya Development Private Ltd of	1959	1910	18.1800	12,3000	A.R.A - I, Kolkata	7 <sup>th</sup> May, 2011	00216-2015	Book No. 1, CD Volume No. 21, Pages 1126 to 1145
		1977		2.0610					Book No. 2, CD Volume No. 30, Page 3126 to 3226
38	Manojit Dependent Private	1938	1773	11.4900	11,8000	A.R.A - I, Fortpinner	17 February, 2011	11642-2011	Book No. 1, CD Volume No. 1, Page 73 to 82



स्वास्थ्य एवं कुटुंब कल्याण विभाग  
भारत सरकार, नई दिल्ली

13/11/2014

	Content	118				4198, Kolkata	11 <sup>th</sup> October, 2014	10213/2014	Book No. 1, CD Volume No. 1, Page 41 to 43
30	General Insurance Private Limited	1995	3750	10,8316	11,0022	A.R.A - II, Kolkata	22 <sup>nd</sup> November, 2011	13822/2011	Book No. 1, CD Volume No. 1, Page 143 to 144.
		1750		0,5316		A.R.A - II, Kolkata	25 <sup>th</sup> October, 2011	17342/2011	Book No. 2, CD Volume No. 1, Page 177 to 179.
43	Insurance Projects Private Limited	1347	1860	2,0976	162040	A.R.A - I, Kolkata	29 <sup>th</sup> November, 2012	13545/2012	Book No. 1, CD Volume No. 1, Page 533 to 534.
		1054		0,1150		A.I.A - II Kolkata	4 <sup>th</sup> Oct, 2011	4425/2011	Book No. 2, CD Volume No. 2, Page 533 to 537
		179		0,2260					
31	Farming Bridges, Private Limited	1346	2270	2,2700	46300	A.R.A - I, Kolkata	11 <sup>th</sup> May, 2013	13217/2013	Book No. 1, CD Volume No. 1902-2013, Page 4377 to 4379.
		1346		1,3910		A.R.A - II, Kolkata	13 <sup>th</sup> August, 2013	190217/2013	Book No. 2, CD Volume No. 1902-2013, Page 11341 to 11342.
47	Parvati Private Limited	1151	1988	6,4384	84124	A.R.A - I, Kolkata	22 <sup>nd</sup> June, 2011	0254/2011	Book No. 1, CD Volume No. 39, Page 528 to 529.
		1778		1,4114		A.R.A - II, Kolkata	10 <sup>th</sup> May, 2013	190215/2013	Book No. 1, CD Volume No. 1902-2013, Page 640 to 641.
48	Parvati Electric Private Limited	1336	2213	4,8730	9744	A.I.A - IV, Kolkata	18 <sup>th</sup> September, 2013	190170/2013	Book No. 4, CD Volume No 1904-2013, Page 1077 to 1081.
		1336		4,8730		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	194011/2016	Book No. 1, CD Volume No. 1904-2013, Page 1436 to 1437.
44	Parvati Infracon LLP	104	3717	3,4040	118000	A.I.A - II, Kolkata	12 <sup>th</sup> December, 2014	1260/2014	Book No. 1, CD Volume No. 33, Page 354 to 355.
		446		3,4038		A.R.A - I, Kolkata	12 December, 2014	1497/2014	Book No. 1, CD Volume No. 33, Page 370 to 371.
		1245		9,0000		A.R.A - II, Kolkata	12 <sup>th</sup> August, 2013	190202/2013	Book No. 1, CD Volume No. 1902-2013,



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20 Feb 1970



										Page No. 55 to 67
45	Punamoyee Development Private Limited	1319	1988	8.9776	8.5716	A.R.A - I, Kolkata	20 <sup>th</sup> Jan, 2015	135307211	Book No. 1, CD Volume No. 29, Page 4 of 20 to 5416	
46	Biswanathji Hypocrite Private Limited	1355	2166	2.3254	10.0738	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2015	135401434	Book No. 1, CD Volume No. 1951-2116, Page 34 of 34 to 5417	
		1359		2.1622		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2015	135401410	Book No. 1, CD Volume No. 1901-2115, Page 32 of 32 to 5417	
		1354		1.6842		A.R.A - IV, Kolkata	12 <sup>th</sup> May, 2015	135401470	Book No. 1, CD Volume No. 1904-2117, Page 21 of 26 to 5418	
47	Hemchandra Builders LLP	1354	2345	2.0001	12.0339	A.R.A - IV, Kolkata	24 <sup>th</sup> December, 2014	135401412	Book No. 1, CD Volume No. 1904-2117, Page 19 of 19	
		1347		7.0100		A.R.A - IV, Kolkata	20 <sup>th</sup> March, 2015	135401417	Book No. 1, CD Volume No. 1904-2117, Page 2 of 2 to 19	
48	Banabrat Real Estate Private Limited	1355	2351	10.1000	10.1000	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2015	135401430	Book No. 1, CD Volume No. 1904-2116, Page 5154 to 5155	
49	Biswanathji Hypocrite Private Limited	1319	2301	0.3113	11.3264	A.R.A - IV, Kolkata	2 <sup>nd</sup> July, 2015	135401431	Book No. 1, CD Volume No. 1904-2116, Page 2 of 2 to 19	
		1322		0.5656						
		1359		8.2650						
		1352		0.7776						
		1353		0.4824		A.R.A - IV, Kolkata	2 <sup>nd</sup> August, 2015	135401414	Book No. 1, CD Volume No. 1904-2115, Page 2 of 2 to 2116	
		1340		0.3107						
		1352		1.2991						
		1352		0.3611						
1353	0.3441	A.R.A - IV, Kolkata	2 <sup>nd</sup> August, 2015	135401417	Book No. 1, CD Volume No. 1904-2115, Page 2 of 2 to 2116					
1359	1.5900									



Առևտրային Պատկերի Եւ Նիշի Կենտրոն  
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		1992		58345		A.R.A. - I, Kolkata	4 <sup>th</sup> September, 2012	110115002	Book No. I, CD Volume No. 42, Pages 15 to 62
31	Saratkumar Kandhola I.P.	1338	2152	60100	12,000	A.R.A. - II, Kolkata	29 <sup>th</sup> April, 2015	1500220014	Book No. I, CD Volume No. 29, Pages 116 to 14 71 PE
		1748		60100		A.R.A. - II, Kolkata	29 <sup>th</sup> April, 2015	1500220015	Book No. I, CD Volume No. 29, Pages 200 to 2 207
32	Saratkumar Kandhola I.P.	1521	2143	11,000	10,000	A.R.A. - II, Kolkata	1 <sup>st</sup> Aug, 2015	1501207862 2015	Book No. I, CD Volume No. 17, Pages 112 to 11 11296
33	Sarjita Prakash Private Limited	1552	2142	11,5254	11,5254	A.R.A. - I, Kolkata	30 <sup>th</sup> May, 2015	150107000 2015	Book No. I, CD Volume No. - 1917-2015, Pages 1268 to - 835
34	Saratkumar Kandhola Private Limited	1347	1961	41775	14,6254	A.R.A. - I, Kolkata	20 <sup>th</sup> November, 2012	1504401010	Book No. I, CD Volume No. 47, Pages 15 to 15 3114
		1356		0,1678		A.R.A. - II, Kolkata	26 <sup>th</sup> November, 2012	1504380111	Book No. I, CD Volume No. 47, Pages 20 to 14 2012
		1347		45100		A.R.A. - IV, Kolkata	24 <sup>th</sup> January, 2012	1504152200 2012	Book No. I, CD Volume No. - 1904-2012, Pages 2601 to 100 2601
		1355		0,17394		A.R.A. - I, Kolkata	27 <sup>th</sup> April, 2013	1504050111	Book No. I, CD Volume No. 12, Pages 358 to 1 3110
		1356		0,2314		A.R.A. - IV, Kolkata	20 <sup>th</sup> April, 2012	1504080010 2012	Book No. I, CD Volume No. - 1904-2012, Pages 1131 to 1 11320
35	Hridaya Prakash Private Limited	1535	1833	10,000	11,5000	A.R.A. - II, Kolkata	27 <sup>th</sup> April, 2013	1504050111	Book No. I, CD Volume No. 12, Pages 358 to 1 3110
		1533		1,5000		A.R.A. - IV, Kolkata	20 <sup>th</sup> April, 2012	1504080010 2012	Book No. I, CD Volume No. - 1904-2012, Pages 1131 to 1 11320
36	Saratkumar Kandhola Private Limited	1534	2267	11,3100	4,5260	A.R.A. - IV, Kolkata	9 <sup>th</sup> October, 2012	1504080010 2012	Book No. I, CD Volume No. - 1904-2012, Pages 225 to 1 2261
		1542		1,9368		A.R.A. - IV, Kolkata	20 <sup>th</sup> April, 2012	1504080010 2012	Book No. I, CD Volume No. - 1904-2012, Pages 11035 to 11125
		1559		2,4642		A.R.A. - IV, Kolkata	10 <sup>th</sup> September, 2012	1504080010 2012	Book No. I, CD Volume No. - 1904-2012, Pages 1267 to 1267



Асцямак Грыгор' Сяргеевіч  
Рэпубліка Беларусь, Мінск, вуліца 24-й лінейнай

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18	Sriemhall Infrastruktura Erkenn Lithuan	1575	3211	4.5772	71643	A.R.A.-IV, Kolkata	2 <sup>nd</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54- 12717
		1589		1.1544		A.R.A.-IV, Kolkata	21 <sup>st</sup> September 2015	191410592 2015	Book No. 1, CD Volume No. 1904-2015, Pages 127-54 to 12717
		1319		1.1316		A.R.A.-IV, Kolkata	1 <sup>st</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717
		1580		0.5772		A.R.A.-IV, Kolkata	21 <sup>st</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 1904-2015, Pages 119-50 to 11918
		1339		1.3384		A.R.A.-IV, Kolkata	21 <sup>st</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717
		1355		0.3316		A.R.A.-IV, Kolkata	17 <sup>th</sup> Sept. 2015	191410592 2015	Book No. 1, CD Volume No. 1904-2015, Pages 119-50 to 11918
		1582		0.1889		A.R.A.-IV, Kolkata	7 <sup>th</sup> May, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717
		1175		0.2441		A.R.A.-IV, Kolkata	7 <sup>th</sup> May, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717
		1343		1.0477		A.R.A.-IV, Kolkata	7 <sup>th</sup> May, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717
1349	0.5177	A.R.A.-IV, Kolkata	7 <sup>th</sup> May, 2015	191410592 2015	Book No. 1, CD Volume No. 1914-2015, Pages 127-54 to 12717				
19	Sathy Tirukalya Private Lithuan	17811	1773	6.0683	13,210	A.R.A. Bilhampur	22 <sup>nd</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 20, Pages 2956 to 2956
		1178		6.1680		A.R.A., Bilhampur	22 <sup>nd</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 20, Pages 2956 to 2956
19	Sambal Corporate Private Lithuan	1350	1564	1.0543	11,0662	A.R.A.-IV, Kolkata	25 <sup>th</sup> March, 2011	191410592 2011	Book No. 1, CD Volume No. 54, Pages 127-54 to 12717
		1715		1.0543		A.R.A.-IV, Kolkata	25 <sup>th</sup> March, 2011	191410592 2011	Book No. 1, CD Volume No. 54, Pages 127-54 to 12717
		1321		2.1638		A.R.A.-IV, Kolkata	25 <sup>th</sup> March, 2011	191410592 2011	Book No. 1, CD Volume No. 54, Pages 127-54 to 12717
		1343		0.8468		A.R.A.-IV, Kolkata	21 <sup>st</sup> September, 2015	191410592 2015	Book No. 1, CD Volume No. 47, Pages 2956 to 2956



Additional Product Information  
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		1320		1.0412					ADSR, Bharanagar	1 <sup>st</sup> July, 2013	199210073	Book No. 1, CD Volume No. 9, Page 2867 to 2881		
		1330		1.0412					ADSR, Bharanagar	2 <sup>nd</sup> July, 2013	199210012	Book No. 1, CD Volume No. 12, Page 2882 to 2888		
		1350		1.0412						A.R.A - I, Kolkata	24 <sup>th</sup> April, 2013	021405013	Book No. 1, CD Volume No. 24, Page 2885 to 2887	
		1336		1.0412							ADSR, Bharanagar	10 <sup>th</sup> July, 2013	021405012	Book No. 1, CD Volume No. 13, Page 2748 to 2852
		1337		1.0412								A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2013	199210070
1376	1.0412	A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2013	199210070	Book No. 1, CD Volume No. 13, Page 2891 to 2905									
65	Bharanagar Charnok Police Station		1338	1.0412	ADSR, Bharanagar	10 <sup>th</sup> July, 2013	021405012	Book No. 1, CD Volume No. 13, Page 2748 to 2852						
			1339	1.0412		A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2013	199210070	Book No. 1, CD Volume No. 13, Page 2891 to 2905					
		1340	1.0412	A.R.A - IV, Kolkata		7 <sup>th</sup> July, 2013	199210070	Book No. 1, CD Volume No. 13, Page 2891 to 2905						
63	Sub-stn Meherganj Police Station	1349	1.0412	1.0412	A.R.A - IV, Kolkata	2 <sup>nd</sup> December, 2013	199210070	Book No. 1, CD Volume No. 13, Page 2748 to 2852						
		1351	1.0412	ADSR - II, Kolkata		21 <sup>st</sup> August, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905						
		1350	1.0412			A.R.A - II, Kolkata	21 <sup>st</sup> August, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905					
62	Sub-stn Meherganj Police Station	1347	1.0412	1.0412	ADSR - IV, Kolkata	10 <sup>th</sup> September, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905						
		1348	1.0412	ADSR - II, Kolkata		25 <sup>th</sup> April, 2013	054502012	Book No. 1, CD Volume No. 13, Page 2891 to 2905						
		1346	1.0412			A.R.A - IV, Kolkata	10 <sup>th</sup> April, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905					
64	Sub-stn Meherganj Police Station	1351	1.0412	1.0412	ADSR - C, Kolkata	1 <sup>st</sup> June, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905						
		1350	1.0412	1.0412		A.R.A - IV, Kolkata	10 <sup>th</sup> April, 2013	199210040	Book No. 1, CD Volume No. 13, Page 2891 to 2905					



Administrasi Daerah: Sub-Region  
Rajabul Nam 1407.107.21-PSA

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		1874		42018		A.R.A - I, Kollam	1 <sup>st</sup> Jan, 2015	15205-419 2015	Book No. 1, CD Volume No. 1931-2015, Pages 1-18211 -18356
65	Tharion Real Estate LLP	1112	3133	61600	12,0000	A.R.A - II, Kollam	27 <sup>th</sup> April, 2015	20099-2015	Book No. 1, CD Volume No. 2, Pages 1124 to 1491
		1153		6,0000		A.R.A - I, Kollam	24 <sup>th</sup> April, 2015	10550-2015	Book No. 1, CD Volume No. 3, Pages 1477 to 1487
66	Updon Builders Private Limited	1870	1563	72156	11,5446	A.R.A - IV, Kollam	04 <sup>th</sup> March, 2016	75000-2015	Book No. 1, CD Volume No. 101-2016, Pages 15421 to 85463
		1543, 1544 & 1551		1,1561		A.R.A - IV, Kollam	17 <sup>th</sup> March, 2016	150422650 2016	Book No. 1, CD Volume No. 100-2016, Pages 1015174- 101544
		1719, 1552 & 1551		-0.5040		A.R.A - IV, Kollam	20 <sup>th</sup> April, 2016	19040070 2016	Book No. 1, CD Volume No. 1004-2016, Pages 104670 to 10468
		1130, 1550, 1551 & 1553		1,9085		A.R.A - IV, Kollam	20 <sup>th</sup> April, 2017	10140139 2017	Book No. 1, CD Volume No. 1004-2017, Pages 20014 to 20023
67	Vedant Infracon LLP	1538	2133	6,0000	13,0434	A.R.A - I, Kollam	28 <sup>th</sup> April, 2015	10581-2015	Book No. 1, CD Volume No. 26 Pages 1130 to 1136
		1540		7,8160		A.R.A - II, Kollam	27 <sup>th</sup> April, 2015	140722015	Book No. 1, CD Volume No. 25, Pages 2140 to 2181
		1543		3,0000		A.R.A - I, Kollam	31 <sup>st</sup> th April, 2015	104377-2015	Book No. 1, CD Volume No. 26, Pages 1159 to 1167
68	Winaco Private Limited	1542	1824	5,3311	18,6321	A.R.A - II Kollam	0 <sup>th</sup> September, 2015	114,21215	Book No. 1, CD Volume No. 49, Pages 51 to 98
		1543		3,8711		A.R.A - I, Kollam	0 <sup>th</sup> September, 2015	1 0752015	Book No. 1, CD Volume No. 45 Pages 61 to 67
69	Warfwell Infra LLP	1329	2944	13,3550	13,3550	A.R.A - IV, Kollam	4 <sup>th</sup> December, 2015	19012182 2016	Book No. 1, CD Volume No. 190-2015, Page-054071, 05408



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dan Kambing Masyarakat, No. 01/2012~~

1312012

70	Wardhaya Dishik Private Limited	1145	1855	72044	02844	A.R.A - II, Kolkata	6 <sup>th</sup> September 2012	114552012	Book No. 1, CD Volume No. 15, Page 99 to 115
		1145				A.R.A - II, Kolkata	6 <sup>th</sup> September 2012	114552012	Book No. 1, CD Volume No. 15, Page 116 to 118
		1145				A.R.A - II, Kolkata	6 <sup>th</sup> September 2012	114552012	Book No. 1, CD Volume No. 15, Page 119 to 121
71	Yashraj Food Exports LLP	447	2102	34000	123000	A.R.A - II, Kolkata	15 <sup>th</sup> December 2014	154342014	Book No. 1, CD Volume No. 33, Page 3150 to 3152
		446				A.R.A - II, Kolkata	15 <sup>th</sup> December 2014	154342014	Book No. 1, CD Volume No. 33, Page 3153 to 3154
		446				A.R.A - II, Kolkata	12 <sup>th</sup> December 2014	154342014	Book No. 1, CD Volume No. 33, Page 3155 to 3156
		445				A.R.A - II, Kolkata	24 <sup>th</sup> August 2013	100201223 2013	Book No. 1, CD Volume No. 1962, Page, Page 114159 to 114161
72	Usha Light Veh. Pri. Ltd. III, Kolkata ELCOT TRM. lower, No. 1170, Kolkata - 700 021	1755	2229	1011001	10.1001	A.R.A - IV, Kolkata	1 <sup>st</sup> January 2010	1011001001 010	Book No. 1, CD Volume No. 1004 - 2010, Page, 10046 to 10059
73	Usha Light Veh. Pri. Ltd. III, Kolkata ELCOT TRM. lower, No. 1170, Kolkata - 700 021	445	1855	21000	123487	A.R.A - IV, Kolkata	11 <sup>th</sup> January 2010	000542010	Book No. 1, CD Volume No. 1004 - 2010, Page, 10046 to 10059
		445				A.R.A - IV, Kolkata	7 <sup>th</sup> January 2011	001862011	Book No. 1, CD Volume No. 1, Page 4292 to 4411
		447				A.R.A - IV, Kolkata	9 <sup>th</sup> March 2011	025282011	Book No. 1, CD Volume No. 1, Page 1335 to 1337
		1233				A.R.A - IV, Kolkata	13 <sup>th</sup> August 2011	120-073502 011	Book No. 1, CD Volume No. 1004 - 2010, Page 20178 to 20180
		1234				A.R.A - IV, Kolkata	13 <sup>th</sup> August 2011	120-073502 011	Book No. 1, CD Volume No. 1004 - 2010, Page 20181 to 20183



For Medical Statistics Sub-Section  
Rajapattai, New India, North Borneo

13 FEB 2018

74	<p>Etanika Etanika Pvt. Ltd. 202, Sange Corner, 23 School Road, Rang, Kolkata - 700 021</p>	11.78	2281	10,1000	10,1000	A.R.A - IV, Kolkata	15 <sup>th</sup> February, 2014	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3428 to 3431
75	<p>Kishore Education, Pvt. Ltd. 15B, Pranab Street, TSP, Cross, 6th floor, Kolkata - 700 001</p>	11.53	2281	10,1000	10,1000	A.R.A - IV, Kolkata	12-12- 2015	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3428 to 3431
76	<p>Sahamati Academy Pvt. Ltd. 13A, Anand Street, TSP, Cross, 6th floor, Kolkata - 700 001</p>	11.59	2285	9,8000	9,2001	A.R.A - IV, Kolkata	2 <sup>nd</sup> February, 2016	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3431 to 3432
77	<p>Sahamati Academy Pvt. Ltd. 13A, Anand Street, TSP, Cross, 6th floor, Kolkata - 700 001</p>	11.59	2285	10,0000	10,1001	A.R.A - IV, Kolkata	2 <sup>nd</sup> February, 2016	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3431 to 3432
78	<p>Paardak Infraprojec Pvt. Ltd. 251, Sange Corner, 23 School Road, Rang, Kolkata - 700 012</p>	11.59	2280	1,9874	1,2218	A.R.A - IV, Kolkata	18 <sup>th</sup> September, 2013	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3434 to 3436
		11.49	1350 & 1351		1,2513	A.R.A - IV, Kolkata	21 <sup>st</sup> November 2015	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3430 to 3432
		11.45	1350 & 1351		1,1755	A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	100411172 016	Book No. I, CD Volume No. 1904 - 2015, Page 3432 to 3431



Ado. John P. ...  
Trenton, New Jersey, March 24-1908

22 FEB 2018

		1349, 1350 & 1351		0.5965		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	1504001575-015	Book No. 1, CD Volume No. 1001-2015, Page 1049 to 1051
		1349, 1350 & 1351		0.5699		A.R.A - V, Kolkata	21 <sup>st</sup> September, 2015	1504009402-011	Book No. 1, CD Volume No. 1004-2015, Page 1047 to 1050
		1349, 1350 & 1351		1.1965		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	1504001575-015	Book No. 1, CD Volume No. 1900-2015, Page 1026 to 1030
		1318		1.4000		A.R.A - IV, Kolkata	19 <sup>th</sup> February, 2016	1504001622-014	Book No. 1, CD Volume No. 1901-2016, Page 5426 to 5429
79	Givata Information Pvt. Ltd. 212, Vidyut, Cross, 3rd Floor, 22 Sanku Bazar Road, Kolkata - 700 079	1349	2365	1.9080	4.9050	A.R.A - IV, Kolkata	13 <sup>th</sup> February, 2016	1504001622-016	Book No. 1, CD Volume No. 1904-2016, Page 5408 to 5412
		1357		5.0110		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	1504001622-016	Book No. 1, CD Volume No. 1904-2016, Page 5431 to 5433
80	Blue Arrow Healthcare Pvt. Ltd. 47A, Vidyut Sarani, Kolkata - 700 079	1339	2296	10.0150	10.0000	A.R.A - IV, Kolkata	13 <sup>th</sup> February, 2015	1504001622-016	Book No. 1, CD Volume No. 1901-2015, Page 5405 to 5407
81	Chowdhury Information Pvt. Ltd. 47A, Vidyut Sarani, Kolkata - 700 079	1337	2292	10.0100	10.0000	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	1504001622-016	Book No. 1, CD Volume No. 1904-2016, Page 5421 to 5425
82	Reliance Minerals Pvt. Ltd. L5B, Armenian Street, 101, Cross, 5th Floor, Kolkata - 700 001	1158	1254	8.1000	8.4001	A.R.A - V, Kolkata	12 <sup>th</sup> February, 2016	1506014570-017	Book No. 1, CD Volume No. 1004-2016, Page 1048 to 1049



Minister of Health: Nguyen Thi Kim Phuong  
Republic of Vietnam, Hanoi

23 FEB 2018



35	Plattinuddy Properties Pvt. Ltd 47A, Zekhera Road, Kolkata - 700 075	2258	2258	16/01/16	16/01/16	A.R.A - IV, Kolkata	22 <sup>nd</sup> Feb, 2016	154016282-2-015	Book No. I, CD Volume No. 1504 - 2016, Pages - 25546m - 24513.
36	Santoshika Enterprises LLP 17A, Zekhera Road Kolkata - 700 075	2138	2137	4/10/15	12/10/15	A.R.A - II, Kolkata	29 <sup>th</sup> June, 2015	1502061940-011	Book No. I, CD Volume No. 1412 - 2015, Pages - 24917 to - 24952.
		1754		4/10/15		A.R.A - II, Kolkata	30 <sup>th</sup> June, 2015	1502061940-015	Book No. I, CD Volume No. 1412 - 2015, Pages - 24545 to - 24974
		1581		4/10/15		A.R.A - II, Kolkata	30 <sup>th</sup> June, 2015	1502061940-015	Book No. I, CD Volume No. 1402 - 2015, Pages - 24526 to - 24548.

**The Listed Schedule Above Referred To**

[Specification]

**Living Room/Dining Area**

Flooring : Vitrified Tiles (600mm x 600mm)

Wall : Wall Putty (Ready to Paint)

Ceiling : Wall Putty (Ready to Paint)

**Door & Windows**

Main door : Sal wood frames & flush doors

Balcony : Aluminum sliding door with full glazing

Windows/ Glazing : UPVC/ Powder coated aluminum windows with open able & fix combination

Electrical : Modular switches (Schneider/ Haveli/ Anchor or equivalent make) and copper wiring

**Master Bedroom**

Flooring : Vitrified Tiles (600mm x 600mm)

Wall : Wall Putty (Ready to Paint)



Ceiling : Wall Putty (Ready to Paint)

Door & Windows

Door frame : Sal wood frames

Shutter : Flush doors

Windows/ Glazing : UPVC/ Powder coated aluminium windows operable & fix combination

Electrical : Modular switches (Schneider/ Havelly/ Anchor of equivalent make) and copper wiring

Other Bedroom

Flooring : Vitrified tiles (600mm x 600mm)

Wall : Wall Putty (Ready to Paint)

Ceiling : Wall Putty (Ready to Paint)

Door & Windows

Door frame : Sal wood frames

Shutter : Flush Doors

Windows/ Glazing : UPVC/ Powder coated aluminium windows operable & fix combination

Electrical : Modular switches (Schneider/ Havelly/ Anchor of equivalent make) and copper wiring

Kitchen

Flooring : Ceramic tiles

Wall : Ceramic tiles (up to 2ft height above kitchen counter)

Ceiling : Wall Putty (Ready to Paint)

Counter : Granite slab

Door & Windows

Shutter : Flush doors

Electrical : Modular switches (Schneider/ Havelly/ Anchor of equivalent make) and copper wiring

Toilets

Flooring : Ceramic tiles

Wall : Ceramic Tiles up to 7 ft height

Ceiling : Wall Putty (Ready to Paint)



Admission Card Sub-Region  
Regional, New Year, March 24-1990

7 3 6 2 0 1010

**Door**

- Door frame : Sel wood frames  
 Shutter : Flush doors  
 Sanitary ware & CP : Sanitary ware Kohler/Aoca/Jaquar/Panysware (White colour) or equivalent brand with Jaquar/ESS ESS CP fittings or equivalent brand

**Utility**

- Flooring : Anti-skid tiles  
 Wall : Wall Putty (Ready to Paint)  
 Ceiling : Wall Putty (Ready to Paint)

**Balcony**

- Flooring : Anti skid tiles  
 Wall : Painted to match the exterior elevation  
 Ceiling : Paint with lights installed

**Door**

- Frame with shutter : UPVC/ Powder coated aluminum type  
 Windows/ Glazing : Aluminum/ UPVC  
 Railing : MS Railing designed to match the exterior

**Stairs**

- Main stairs : Kota stones  
 Service stairs : Kota stones

**Additional Facility**

- Inter com system : Apartment to apartment & all service areas  
 Security system : CCTV camera surveillance  
 Power back up : For common areas only

**The Fourth Schedule Also Referred To**  
**("Title Deeds")**

Sr. No.	Name	Reg. No.	Pro. Cu. or Area (Sqm. or L)	Total Area (D. Area)	Registry Office	Date of Registry	Deed No.	Explan. Details
1.	Sanjay Jain	1325	6.0414	7.13.06	ADDER, Dilligammapur	20.02.00	1712/2 00	Deed No. 1. CD and R. Page 895 to 901, 1st Kanchan No. 1117 to 1123. Where



Agricultural Extension Station  
Schenectady, New York, North 24th St.

23 Feb 1910

								Trustee, P.S. Bhatkal (P.S. Bhatkal, Taluk No. U. Taluk 15 Dist 24 1/2 (North))
2		2285	2287		A.P.A - 3, Kolluru	12.11.2015	192410 600	Book No. CD-16, Vol 1524- 216, Page 12078 to 12080- 1.11 Khattam No. 26, Munsif, Taluk, P.S. Bhatkal, Taluk No. 15, P.S. 24, Dist 15, Dist 24 1/2 (North)
3	Ganga - Jethi	2288	17124	22178	A.P.A - 3, Kolluru	27.10.2016	192410 195,20 76	Book No. CD-16 Vol 1524- 216, Page 27521 to 27523, L.R. Khattam No. 716, Munsif, Taluk, P.S. Bhatkal, Taluk No. 15, P.S. 24, Dist 15, Dist 24 1/2 (North)

**The Fifth Schedule Above Refers To  
(Powers)**

1. To defend possession of each of the Land parcels comprising the Subject Land and every part thereof and the Access Road, and also to manage, maintain and administer the Subject Land and the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof.
2. To ward off, prohibit, and, if necessary, proceed in favour of the appropriate form of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the will tested and to reconfirm every each of the Land parcels comprising the Subject Land.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, appraisers, agencies, service providers etc. and other Person or Persons as may be required from time to time, and to manage their affairs, appointment and re-appointment of other Person in their stead in place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Subject Land together with any modifications/alterations/revivals/alterations from time to time, or submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or panchayat as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and to do all and sundry purposes to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners hereto and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities including but not limited to the concerned municipality/municipal corporation/panchayat, DTCC, Block Land & Land Reforms Office, Collector, Additional Collector Survey



Additional Report Due Analysis  
Report from Team North 28 Feb

23 FEB 2010



- Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, Police, the pollution control board and/or the environment department and all Licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with any of the Land Parcels comprising the Subject Land and/or the Access Road including the Culvert, and further to apply for and obtain any approvals, consents, permissions, etc. and for the aforesaid purposes to sign, execute, submit and deliver all letters, notifications, Governmental documents, memoranda, forms, affidavits and papers as may be necessary or required from time to time.
7. To pay the fees, obtain sanction and/or approvals and/or consents and such other orders and/or authorisations from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration and/or the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate and/or the completion certificate(s).
  8. To submit and take delivery of the Title Deeds and the Lease Deed and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
  9. To apply for and obtain electricity, gas use or, sewerage, drainage, water well, generator, lift and/or connections of any other facility and/or utility in and/or to the Subject Land and/or the Project and/or to make allocations therein, and to cause them and/or to have the same documented; and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all other acts, deeds and things as may be deemed fit and proper by the Developer.
  10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, gas lines and telegraph cables etc. underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at its sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings etc. as may be necessary or required from time to time.
  11. To risk, demand, sue for recovery and receive of and from all Persons and/or Governmental Authorities and/or bodies and/or firms (statutory or otherwise), any claims or actions or actions or rights or otherwise, of or relating to or concerning any of the Land Parcels comprising the Subject Land and/or the proposed developments, termed hereinafter.
  12. To litigate, institute, prosecute, commence, defend, oppose and/or all such writ petitions, motions, demands, legal proceedings whether civil or criminal, appeals and/or in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels comprising the Subject Land and/or the Access Road and/or pertaining to the Culvert Rights, including acquisition/requisition/leasing of any part or portion of the Subject Land, and if demanded by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, motions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions in and on behalf of each of the Owners in each of the legal proceedings etc.



ADDITIONAL LIBRARY SUBJECTS  
RELATING FROM THE NLM 24-PAGE

13-55 198

- To sign, execute, verify, affirm, file, transmit serve etc. all statements, affidavits, applications and declarations, plaints, petitions, written statements, forms of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Parties in pursuance of the powers granted here in.
14. To sign, execute, deliver, serve, receive and where and where necessary, writs of summons, notices and correspondence as may be required from time to time in connection with all or any of the matters mentioned herein under in this Agreement including, but not limited to, IEDUCO.
15. To acquire and sell under Transfer under any and/or other judicial process and/or other writs and/or mortgage under charge under Finance for any part or portion of any of the Land Plots comprising the Subject Land and/or any undivided share under interest in them and/or any building(s) improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereon, in accordance with the terms of this Agreement, in such terms and in such manner as the Developer may deem fit and proper, and to receive and assign into the custody of the said person or persons and/or any such other person or persons as may be deemed fit by the Developer.
16. To grant rights over in respect of the Access Road including the Culvert in favour of the Identified Person(s) for the purpose stipulated in the Agreement.
17. To do and cause to be done all acts, deeds and things pertaining to Title Rectification.
18. To sign, execute, enter into, modify, amend, alter, draw, execute, present for registration and admit the execution of all papers, deeds, instruments, contracts, agreements, conveyances, leases, grants, etc. and warranties, applications, declarations and all other documents in connection with any of the Land Plots comprising the Subject Land and/or any part or portion thereof and/or any undivided share and/or lease, tenancy, assignment, mortgage, creation of any amount and/or any other part of any of the Land Plots comprising the Subject Land and/or any part or portion thereof and/or any undivided share and/or lease or tenancy and/or any building(s) improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereon, in accordance with the terms of this Agreement, in such terms and in such manner(s) as the Developer may deem fit and proper, and/or for such other purposes as may be deemed fit by the Developer.
19. To sign, execute, enter into, modify, amend, alter, draw, execute, present for registration and admit the execution of all papers, deeds, instruments, contracts, agreements, conveyances, applications, declarations and all other documents in connection with the Access Road including the Culvert in accordance with the terms of this Agreement, in such terms and in such manner(s) as the Developer may deem fit and proper.
20. To arrange for financing of the subject project (through) from any Banks and/or financial institutions in connection and completion of the project, on such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank/ financial institution by deposit of original title deeds of the said project land and the originals of other deeds and documents by way of Equitable Mortgage and/or by creating Single Mortgage and/or by creating legal mortgage. Further the Developer shall create charge in respect of its share of moneys or allocation in the project with a lien (in any charge / liability) in respect of Owner's share of moneys or owner's contribution in the project. Further, the Developer may create any document or documents in furtherance of the above objective, including recording lease by depositing deposit of title deeds, continuation of deposit title deeds, delivery the title deeds and to receive back the title deeds, etc.
21. To sign, execute, deliver, enter into, present for registration and admit, execution of all papers, deeds, documents, contracts, agreements, conveyances deeds, declarations and all other



Michael J. Smith, Assistant Secretary  
for Public Affairs, Department of Health and Human Services  
23 FEB 2008

documents in connection with registration of the title of any of the Land Parcels comprising the Subject Land and/or amendment of the Lease Deed.

22. To hand over and/or deliver the various parts and/or portions of any of the Land Parcels comprising the Subject Land and/or the Project under the building(s) improvement(s) to be constructed on any of the Land Parcel- comprising the Subject Land including the terraces, parking spaces etc. therein, to such Person(s) in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
23. To ask for, receive and recover from the Lending Transferee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of any part or parts of any of the Land Parcels comprising the Subject Land under the Project under the building(s) improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land and/or the spaces thereon therein in any manner whatsoever, and also to sue, sue against, sue upon and restrain and/or take legal steps for the recovery thereof for the Developer may deem fit and proper.
24. To appear and represent each of the Owners before all authorities for taxation and/or finalization of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land, and for such purpose to sign, execute, attend and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
25. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction for registering the abolition of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land and/or the market value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.
26. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels comprising the Subject Land under the Project under dealing with each of the Land Parcels comprising the Subject Land and/or the constructions thereon under the Access Road including the Culvert.
27. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Land Parcels comprising the Subject Land and/or the Access Road including the Collector, Metropolitan Magistrate, both commission (s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of each of the Owners.
28. For the better doing and more efficacious exercising the powers and authorities aforesaid or any of them to retain, employ and appoint advisers, pleaders, mukhtars, agents etc. to terminate their appointment from time to time and to appoint others.
29. To do all acts, deeds and things concerning the matters as granted herein and/or included in this Agreement in respect of each of the Land Parcels comprising the Subject Land and/or the Access Road and the Culvert.



ACCOMPLISHED BY THE  
RECEIVED, NOV 1967. FROM 24574

20 FEB 1968

10. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and each of the Land parcels comprising the Subject Land including representation and reiterating the representations and warranties made by the Owners in order this Agreement.

11. To appoint a substitute or substitutes and delegate the powers and authorities granted hereby to such or in whole and to revoke any of such appointments.

And the parties to do all other acts, deeds and things concerning each of the Land parcels comprising the Subject Land which each of the Owners could have done under their respective lands and assets.

DEED DRAFTED BY

*Md Manir Uz Zaman*

MD. MANIR UZ ZAMAN

License No. DW-1-33

Residence : Mohammadpur

Postcode Kolkata - 700135

Mobile No. : 9830534095



Richardus Satrio Sun-Raga  
Rajinoh, Nid. Temp. Madiya-699

23 FEB 2018



In Witness Whereof each of the Parties hereunto have set and subscribed their respective hands and seals on the day and the year first hereinafter written.

Executed and Delivered by the Owners at  
Kolkata in the presence of:

1. Sushant Das  
35/10, C. M. Row Road,  
Sector 29

2. Hd. Manish Das

Santay Kumar Jaty  
SANTAY KUMAR JATY  
(Owner No.1)

Suman Jain  
SUMAN JAIN  
(Owner No.2)

Witnessed and Delivered by the Developer at  
Kolkata in the presence of:

The Execution Seal of the Developer has been  
hereunto affixed pursuant to a resolution  
passed by its Board of Directors on the 11<sup>th</sup> day of  
November, 2017 in the presence of Mr.  
Suresh Kumar Dugar who has signed these  
presently taken thereat.

1. Sushant Das

2. Hd. Manish Das

PS Group Realty Pvt. Ltd.

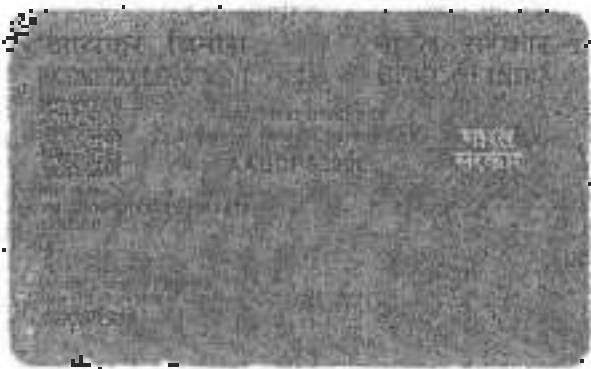
R. K. Das, For and on Behalf of  
Director in Charge

PS Group Realty Private Limited  
(Developer)



কম্পিউটার সিস্টেম  
নতুন নতুন, ১৫-১৫

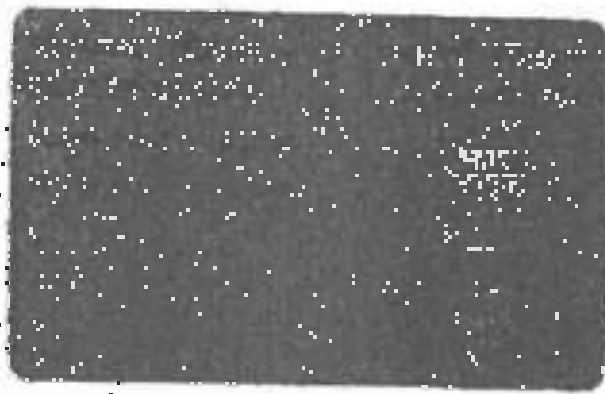
29 FEB 2018



RS Group Realty Pvt Ltd.

RS Group Realty Pvt Ltd.  
Direct Marketing Division





Rad. Singh - K. Singh



REPUBLIC OF INDIA  
MINISTRY OF DEFENSE



NEW DELHI

OFFICE OF THE SECRETARY  
DEFENSE EQUIPMENT

NEW DELHI

SECRET

...



...

Suman Jain







Handwritten text, possibly a list or notes, located in the upper right quadrant of the page. The text is mostly illegible due to the low quality of the scan.



Handwritten signature and text in the lower right quadrant. The signature appears to be "Dijay" followed by some illegible text. There is a horizontal line drawn through the signature.





ନାମ :   
 କର୍ମଚାରୀ ID :   
 ଠିକଣା :   
 ମୁଦ୍ରା :



5472 6578 3089

ଆମିଆ ଅକ୍ସିଜନ ଆମିଆ ମାଲିକ



ନାମ :   
 କର୍ମଚାରୀ ID :

ଠିକଣା :   
 ମୁଦ୍ରା :

Address :   
 350-351, 10th Floor,   
 2nd Floor,   
 700020

5472 6578 3089

ଆମିଆ ଅକ୍ସିଜନ ଆମିଆ ମାଲିକ





FORM FOR PHOTOGRAPHS & FINGER PRINTS

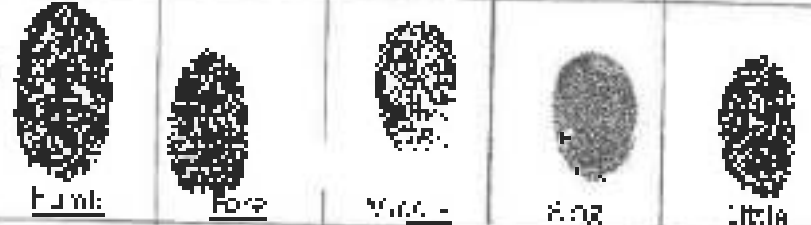


*Paul... [unclear]*



Index Ring Middle Fore Thumb

LEFT HAND



Thumb Fore Middle Ring Little

RIGHT HAND

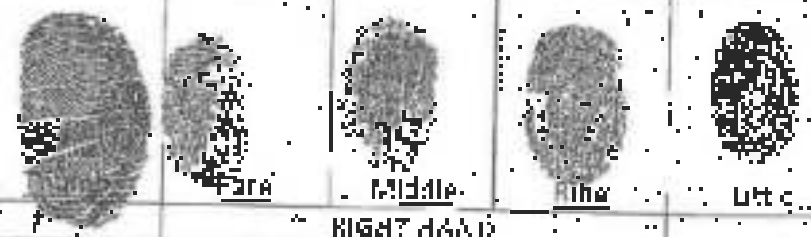


*Quincy...*



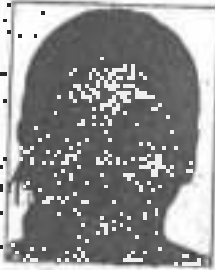
Index Ring Middle Fore Thumb

LEFT HAND



Thumb Fore Middle Ring Little

RIGHT HAND



*[unclear]*



Little Ring Middle Fore Thumb

LEFT HAND



Thumb Fore Middle Ring Little

RIGHT HAND



Additional District Sub-Registrar  
Maddur, Koppal Taluk, North 24-020

22 FEB 2018

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

GRN: 82011801828784

Payment Mode: Cash Demand

GRN Date: 22/02/2018 11:53:24

Bank: Union Bank

BRN: 13202201801200

BRN Date: 22/02/2018 10:50:37

**POSTORS DETAILS:**

Name: MD MANIR UDDIN  
 Contact No: 9830118018  
 E-mail: manir@rediffmail.com  
 Address: RAJABAGAN, KOLKATA-700016  
 Applicant Name: MD MANIR UDDIN  
 Office Name: RAJABAGAN  
 Office Address: RAJABAGAN, KOLKATA-700016  
 Status of Depositor: Own Write  
 Purpose of payment / Remarks: Payment of Stamp Duty on the instrument of Sale Deed.

**PAYMENT DETAILS:**

Sr No.	Description	Head Office	Amount
1	Stamp Duty on the instrument of Sale Deed	RAJABAGAN	10000
2	Registration Fee	RAJABAGAN	10000
<b>Total</b>			<b>20000</b>

In Words: Rupees Twenty Thousand Two Hundred Only





✓







**Developer Details :**

Sl. No.	Name, Address, Project Name, State, and Signature
1	P S GROUP REALTY PRIVATE LIMITED 1000 P.V. BYPASS, P.O- DHAPA, P.S- Tangra, Dist- South 24 Parganas, West Bengal, India, PIN- 743122 PAN No. AAAR3559CE State Organizer Registered by Government

**Representative Details :**

Sl. No.	Name, Address, Project Name, State, and Signature
1	RADHESHYAM PANCHARIA (Presentant) S/O of BANMANI AL PANCHARIA 1002 P.V. BYPASS, P.O- DHAPA, P.S- Tangra, Dist of South 24 Parganas, West Bengal, India, PIN- 743122 Sex: Male, Dy Cash Hand, Casual labor Service, Citizen of India, PAN No. ALOPH5355K-Sub s : Non-Resident. Representative of P S GROUP REALTY PRIVATE LIMITED as REPRESENTATIVE

**Identifier Details :**

Sl. No.	Name, Address, Project Name, State, and Signature
1	SURAJ KUMAR Son of N S DAS VILLAGE KOLMOY ROAD P.O- DULAH, P.S- Tangra, District-South 24 Parganas, West Bengal India, PIN- 743122 Sex: Male, Dy Cash Hand, Casual labor Service, Citizen of India, Identifier of SANJAY KUMAR LAIN SUMAN LAIN RANJAN KUMAR PANCHARIA

**Transfer of property (Part 1)**

Sl.No	From	To/ with area (Name-Area)
1	SANJAY KUMAR LAIN	P S GROUP REALTY PRIVATE LIMITED-3.265 Dec
2	SUMAN LAIN	P S GROUP REALTY PRIVATE LIMITED-3.265 Dec

**Transfer of property (Part 2)**

Sl.No	From	To/ with area (Name-Area)
1	SANJAY KUMAR LAIN	P S GROUP REALTY PRIVATE LIMITED-2.13 Dec
2	SUMAN LAIN	P S GROUP REALTY PRIVATE LIMITED-2.13 Dec

Mobile number of the Developer - +9198022492018-98022492018









Debashish Dhar  
ADDITIONAL DISTRICT B&B-REGISTRAR  
OFFICE OF THE A.D.B.R. KALIJAHAT

No. tr-24-Patna, West Bengal

Particulars of Anticipation (Rule 43(1)(B), Registration Rules, 1908)  
Admission under the 21 of West Bengal Registration Act, 1908 and exempted under schedule 'A' Article number 40 of Indian Stamp Act, 1899.

Particulars of Anticipation  
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