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Confirmed that the document is attached to registration. The signature sheet, which is a part of the registration sheet, is also attached to this document as per the last of this document.

Additional Director, Sub-Registrar
Rajshahi, New Town, NCT of Calcutta

26 FEB 2018

This Development Agreement made this the 26th day of February 2018 at Calcutta

11/2/18

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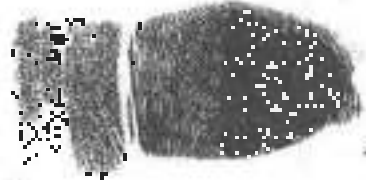
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Rs. 100/- Date.....
 PS Group Realty Pvt. Ltd. (P) Ltd.
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 A-lour Collocation, 24 Pgs. 18.
SUBHANKAR DAS
STAMP VENDOR
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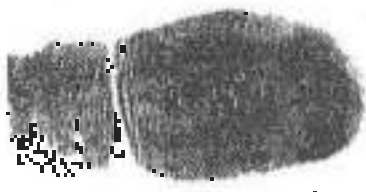
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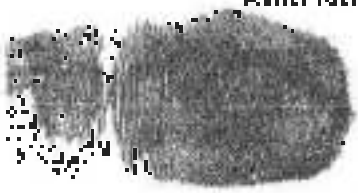
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FARELINK INFRASTRUCTURE PVT. LTD.

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Authorized Signatory

Additional Director, PUC, New Town, Kolkata-24

16 FEB 2018



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CHANGING INFRASTRUCTURE PVT. LTD.

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Authorized Signatory

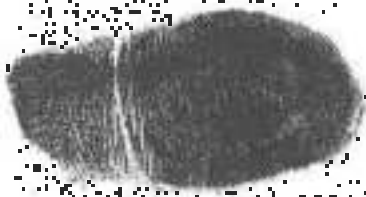
(1) **PAUNSLINE INFRAFRANCHISE PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB12015PTC07519, having PAN No. AACUP6512K, having its registered office at 202, Surya Corner, 2nd Floor, 22, Sarat Bose Road, Kolkata - 700020 Post Office - AIC Bose Road and Police Station - Dallyganje, represented by its Director MR. PANKAJ BUCHA (PAN: AADPB8186C), son of Late Hanuman Mal Bucha, residing at 30, Lankar Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017.

(2) **CHIKONTA INFRAPLAZA PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB12015PTC205003, having PAN No. AACCH4753, having its registered office at 202, Surya Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020 Post Office - AIC Bose Road and Police Station - Dallyganje, represented by its Director MR. PANKAJ BUCHA (PAN: AADPB8186C), son of Late Hanuman Mal Bucha, residing at 30, Lankar Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017.

(3) **BLIND ARROW BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB12015PTC207822, having PAN No. AACCB4361R, having its registered office at 47A, Zakaria Street, Kolkata - 700 072 Post Office - Chittaranjan Avenue and Police Station - Lalajipur Raj Sarani, represented by its Director MR. PANKAJ BUCHA (PAN: AADPB8186C), son of Late Hanuman Mal Bucha, residing at 30, Lankar Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017.

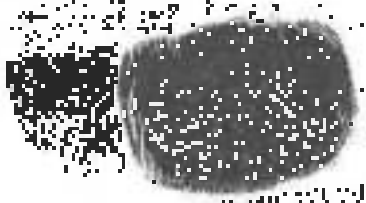
(4) **GLASSEYE INFRAPLAZA PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB12015PTC207821, having PAN No. AACCG1056M, having its registered office at 47A, Zakaria Street, Kolkata - 700 072, Post Office - Chittaranjan Avenue and Police Station - Lalajipur Raj Sarani, represented by its Director MR. PANKAJ BUCHA (PAN: AADPB8186C), son of Late Hanuman Mal Bucha, residing at 30, Lankar Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017.

(5) **PETUNIA INFRAIA PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB12015PTC207822, having PAN No. AACCF2694N, having its registered office at 202, Surya Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020, Post Office - AIC Bose Road and Police Station - Dallyganje represented by its Director MR. PANKAJ BUCHA (PAN: AADPB8186C), son of Late Hanuman Mal



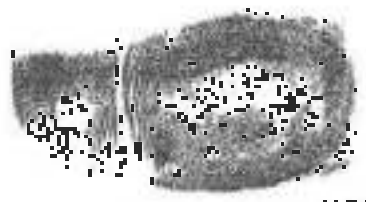
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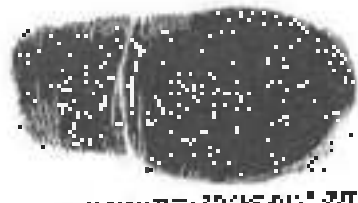
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Office, residing at 30, Loudon Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017

(6) **FORTY FIVE VALLEY PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN U70107WB2015PL12207832, having TAN No. AAHCP69334, having its registered office at 1A, Syed Nully Street, 2nd Floor, Room No. 11, 14, 15, 16, 17, 18 & 19, Kolkata - 700071, Post Office - Chowraha Avenue and Police Station - Jora Bazar, represented by its Director MR. PANKAJ RUCIA (PAN: AADP88366C) son of Late Hamman Mah Basha, residing at 9C, Loudon Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide board resolution dated 23rd day of November, 2017

(7) **SANTANATH INFRA PROJECTS LLP**, a Limited Liability Partnership, having Registration Number AA-47371 and having PAN No. AA-P99354A, having its registered office at 12A, Zohora Road, Kolkata - 700071, Post Office - Chowraha Avenue and Police Station - Lalbazar Kal Sarani, represented by its Partner MR. PANKAJ RUCIA (PAN: AADP88366C), son of Late Hamman Mah Basha, residing at 9C, Loudon Street, Kolkata - 700 020, Post Office - Circus Avenue and Police Station - Shakespeare Sarani, authorized vide meeting of the Partners dated 23rd day of November, 2017 collectively hereinafter referred to as the "Owners" (which expression shall mean only the Owners and each of their respective successors-in-interest or assigns) of the One Part

And

PS GROUP REALTY PRIVATE LIMITED, a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002 E.M. Dey Road, Kolkata - 700 105, Police Station - Pragni Maidan, Post Office - 10th April, having its Income Tax PAN No. AAHCP53505, represented by its MR. SUBHADRAN KUMAR DANGAL, son of Late J. M. Dangal, residing at 1002 E.M. Dey Road, Kolkata - 700 105, having Income Tax PAN No. ACUED1217K, authorized vide board resolution dated 23rd day of November, 2017, collectively referred to as the "Developer" (which expression shall mean and include its successors-in-interest and its permitted assigns) of the Other Part

The "Owners" and the "Developer" are hereinafter collectively referred to as the "Parties" and individually as a "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 demarcated plots and parcels of land which land parcels are contiguous and contiguous with each other.



Statistical Unit, Lagos State Government, Lagos
Nigeria, New Level, Lagos State

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and are of diverse configurations and varied measurements, collectively measuring 68.402 hectares more or less, equivalent to 197 acahats 13 2/3 bighas 3 square feet with fractions or less, comprised in several Dag Nos. appertaining to several Khatas Nos. situate at Mouza Thakdari, Pooas Block, New Town, District North 24 Parganas, as detailed in First Schedule hereto (collectively "Subject Land", and individually/independently "Land Parcel");

- (ii) each of the aforesaid Owners have acquired title to their respective Land Parcels, as 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 the respective actual, beneficial 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/consolidated into one or more parcels as a single plot of land, and have an independent and separate mode 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 each other, each of the Owners has agreed to collectively develop and/or to cause collective development of the Subject Land as a commercial development, with the mutual object of generating and reaping great profits and revenues for the mutual benefit and advantage of each of the Owners.

C. The Developer is engaged in the business of real estate development, having the infrastructure, main roads 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 detailed in Second Schedule hereto (collectively "Abutting Land") with the respective several owners thereof ("Abutting Land Owners").

D. In view of the aforesaid, the Owners approached the Developer to undertake and cause 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 extension/extension of the development now/being on the Abutting Land, with siting of each building/structure, etc. as may be determined by the Developer at its sole and absolute discretion (including but not limited to the



Badan Pusat Statistik Kesehatan
Kantor Pusat, Jl. Raya No. 24-26
16 FEB 2018

nature of their work, mode and manner of use of the work therein the Parties have mutually agreed on certain terms and conditions pertaining hereafter 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 view of their aforesaid mutually agreed collaboration, and the Parties are in possession of recording the same in writing, as stated herein.

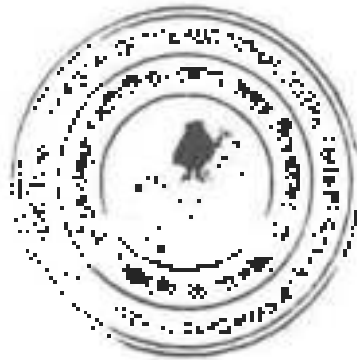
Now Therefore, in consideration of the mutual covenants, terms and conditions and undertakings set forth in this Agreement and other good and valuable considerations (the sufficiency whereof is hereby mutually acknowledged), the Parties with the intent to be legally bound, hereby agree as follows:-

Article I 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 "Acquiring Land" shall have the meaning ascribed to such term in Recital C of this Agreement.
- 1.1.2 "Acquiring Land Agreement" shall have the meaning ascribed to such term in Recital C of this Agreement.
- 1.1.3 "Acquiring 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 herein and/or attached hereto and/or incorporated herein by reference or otherwise to the aforesaid, as may be amended or modified by the Parties from time to time by way of letters and/or supplementary agreements and/or addenda to the Agreement.
- 1.1.5 "Applicable Law(s)" shall mean and include all applicable Indian laws, statutes, enactments, acts of legislature or parliament, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives, orders, binding instructions of govt. / Governmental Authority, national, local, state 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 portions of the Project to also the commonly used facilities and infrastructure, which may be made available by the Developer to the any interested Party (s) to access and/or facilitate the use and enjoyment



NATIONAL BUREAU OF INVESTIGATION
FEDERAL BUREAU OF INVESTIGATION

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of the Project, such as determined and specifically identified by the Developer or its sole and absolute discretion.

1.1.7 "Conversion" shall mean the issuance of the certificate by the concerned competent authority within a period, pending the approval of the 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 "Deposit" shall mean each of the amounts levied/charged/impoverished by the Developer from an intending Transferee as deposit under existing laws, rules, deposit etc. by whatever name or title, for the installation as also for the ongoing maintenance and management of sewer and the electrical infrastructure, the water connections, gas/other, all facilities serving the Project, municipal rates and taxes, commercial charges, land revenue, duties, charges and other levies, and the proportionate costs and expenses for the maintenance and management of the Commonly Used Areas And Facilities including the proportionate share of the same like municipal rates and taxes, commercial surcharge and land revenue in respect of the Commonly Used Areas And Facilities, and further all other deposits applicable as imposed on the Intending Transferee(s) such as determined by the Developer at its will, and also the discharge of the agency, systems and heads which shall 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 15.1.2.1 of this Agreement.

1.1.10 "Developer's Time" shall have the meaning ascribed to such term in Clause 15.1.2.2 of this Agreement.

1.1.11 "Developer's Period 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 on the Subject Land shall mean and include all rights, titles, interests, privileges therein and be construed to the said, which rights, interest and privileges shall include without limitation, inter alia, the right to:

- (a) enter into and retain continuous, uninterrupted, unqualified, unconditional, peaceful possession 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 on and from the date of completion of 65 (sixty five percent) of the Project as described by the architect of the Project, the



Asst. Dir. of Health Services
Albany, New York, NY 12242

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- Owners and the Developer shall be deemed to be in joint legal physical possession of each of the aforesaid areas and except the areas may already included ever to any land being transferred;
- (b) lawfully acquire 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 Abutting Land Agreement;
- (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 hereunder 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 like or more or less similar or better nature and/or nature and/or 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/agencies and/or to revise, modify or amend such applications, with the assistance of the Owners, or at the direction 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 the obtaining of connections of water, electricity and all other utilities and facilities as also permits for concrete, steel and other construction building materials, if any;
- (f) prepare and/or cause to be prepared the plans for the Project, including the revisions, modifications, alterations etc. thereto as the Developer may from time to time require and furthermore to make necessary applications for the approval, revision, modification, revision, addition, alteration etc. of such plans; and to sign, execute and deliver all writings, documents and correspondence as they be necessary in connection with the aforesaid;
- (g) appoint architects, surveyors, engineers (civil, structural, mechanical, electrical, strength etc.), contractors, specialists, valuers, consultants, agencies, service providers and other persons) in connection with the execution and implementation of the Project, each of whom shall have an unrestricted, unimpaired and unrestricted right to enter upon other land and/or encroachments of the Land Parcel;



AGRICULTURE, DISTRICT OFFICE PANGKALAN
BANGALIHAS, JAWA BARU, 2013

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- (k) construct and/or lay Internal roads, drainage facilities, water supply facilities, sewage disposal facilities and electricity supply lines;
- (l) determine from time to time, at its discretion, the mode, manner and valuation of the built up area and the super built up area of the actual space to comprise the Project;
- (m) 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 to reimbursement by the Owners of the costs and charges to be set out in the manner stipulated in this Agreement;
- (n) sell and/or Transfer and/or create any manner of right, title or interest therein in respect of the various areas comprising the Project in pursuance of this Agreement, in such prices, on such terms and conditions and in favour of such Persons(s) as the Developer may determine;
- (o) sell, convey and otherwise Transfer, dispose of, alienate, deal with, assign, lease, grant licenses etc. and/or create Third Party rights therein 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 to convey, Transfer, dispose of the same (in pursuance of the powers granted herein and/or in pursuance of this Agreement) and to execute all agreements, deeds, documents in respect thereof, to receive and deal with the proceeds and/or the revenue generated therefrom in such a manner as may be stipulated in this Agreement;
- (p) mortgage, create any charge, lien etc. therein in respect of any and/or all the Local Parcels and/or any part or portion thereof or their value in respect of the buildings and the other constructional improvements constructed or to be constructed in any part or portion of the Subject Land, in order to obtain financial assistance from any Person(s) and/or bank(s) and/or financial institution(s) as identified by the Developer for the purpose of execution and implementation of the Project and except that the revenue receivable by the Owner, shall not be assigned;
- (q) own all the buildings, constructed areas, developments, improvements etc. on the Subject Land and/or any part or portion thereof;
- (r) secure the occupancy certificate, completion certificate, approvals, certificates, consents relating to fire, sewage, airport, drainage, environmental, clearance and all other certificates/approvals/consents required for the execution and implementation of the Project;



Approved for release during the
Reign of the King of the Netherlands

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- (b) develop the Project under the brand name of the Developer and/or its associates/affiliates and/or other Persons), as the Developer may determine at its discretion, and to display and use the name, brand name and logo of the Developer and/or its associates/affiliates and/or other Persons) at such parts and portions of the Subject Land as the Developer may deem fit and proper and it being stipulated expressly that apart from the brand name of the Owner shall not be utilized and/or displayed in any print media and/or electronic media;
- (c) act as and act as if it is) as the Developer may determine to assume the obligations, liabilities and costs connected with the management and maintenance of the Project and/or to ensure assignment/transfer such obligations, liabilities and costs to such entity(ies) as may be determined by the Developer;
- (d) do, execute and perform such other acts, deeds, things etc. as may be required to ensure the smooth execution, development and completion of the Project, including those incidental and/or related to any of the rights stated herein.

The Owner shall not raise any objection if the Developer carries on activities within the scope and limit as given herein.

1.1.13 "Developer's Share" shall have the meaning ascribed to such term in Clause 3.4(f) of this Agreement.

1.1.14 "Encumbrances" in so far as it relates to each Land Parcel shall mean mortgages, pledges, equitable interests, hypothecations, encumbrances, title defects, title retention agreements, loans, charges, liens, obligations, liabilities, claims, demands, judgments, writs, decrees, orders, judgments, stipulations, licenses, tenancies, third tenancies, leases, trespassers, encroachments, occupations, requisitions, attachments, alignments, Third Party claims etc. whatsoever or whatsoever, commitments, restrictions, prohibitions or limitations of any kind (whether by law, reservation or otherwise) or exercise of any other statute or otherwise, right of set off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever and/or any agreement, whether conditional or otherwise, to create any of the same.

1.1.15 "Execution Date" shall mean the date of execution of this Agreement.

1.1.16 "Extra Charges" shall mean the extra amounts paid by and the reimbursements received from a. Intending Transferee by the Developer towards any such charges, government charges together with the charges and expenses related thereto, charges towards electricity infrastructure, etc.



Additional copies of this report are
available from the National Archives and
Records Administration
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All charges, charges fees and claim for having sanctioned any deviations in the construction from the sanctioned plan(s) as stipulated in the relevant statute governing the same, and fees, legal expenses, stamp duty, registration fees etc., shall be determined by the Developer at its sole and absolute discretion.

- (c) "Force Majeure" shall mean any delay, obstruction, interference, impediment, obstacle and whatsoever to the work of construction or in the performance by the Developer of any of its obligations stipulated herein, resulting from any cause which has or may reasonably be expected to have a material adverse effect on the Developer's rights or duties to perform its obligations under this Agreement, including any delay, obstruction, interference etc. caused by:

- (i) fire or explosion;
- (ii) natural calamity, any act of God, earthquakes, lightning, flood, environmental issues and/or any other unforeseeable events, weather conditions;
- (iii) riots, civil disturbances, insurrection, armed conflict, emergencies, blockades, war (declared or undeclared), civil commotion, terrorist attack, litigation, trouble, armed conflict, war, acts of governmental and/or any Governmental Authority;
- (iv) temporary or permanent interruption under license of any utilities serving the Project or necessary in connection with the development thereof;
- (v) abnormal increase in the price of building materials;
- (vi) non-availability under contract and/or delayed supply/availability under contract of building materials, essential inputs, e.g., electricity, sewerage disposal, any sanction(s) from the concerned authority etc;
- (vii) injunctions or orders or restrictions imposed by any government and/or Governmental Authority;
- (viii) local problem and/or local disturbances and/or sabotage, labour unrest, lock-out, strike, slow down, disputes with central construction agencies employed and/or those employed;
- (ix) any prohibitory order, notice, etc. or restriction issued by the court and/or regulatory authorities and/or any of the Governmental Authorities and/or statutory bodies and/or the municipal corporation/municipality and any other authority, statutory or otherwise.



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- (x) delay due to any application under any of the applicable building rules;
- (xi) delay in decisions by any governmental, functional, permissions from any statutory or other authorities/bodies under local and Governmental Authority;
- (xii) any other circumstances beyond the control of the Developer and/or beyond the jurisdiction of the Developer.

However save and except the natural calamities all other factors are to be verified and reasoned before considering the same as force majeure.

11.18 "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 authorities 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 competent court or tribunal; and/or (e) ICDRA.

11.19 "HHCOP" 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. 14911-HHCOP/2011/149-198, in respect of the Planning Area declared as such under notification No. 14211-HHCOP/2011/149-198, dated 27th August, 1998, having its registered office at 35-1111, Major Arerial Road, 3rd Rotary, New Town, Kolkata - 700 155.

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

11.21 "Intending Transferee" shall mean any Person intending to acquire: (a) any ownership or right, title or interest in any identified unbuilt/under construction plot; (b) the permission to purchase (a) or vehicle parking spaces; such constructed/plots at any such sites and positions of the Project, which are comprised in/comprise of unbuilt/under construction plots/vehicle parking(s) constructed/plots under any part or portion of the Subject Land, such as identified by the Developer.

11.22 "Interest" shall mean the interest to be calculated at any amount at the rate of 16% (sixteen percent) per annum.

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



ADDRESSES: D. S. P. (KEMENTERIAN KESEHATAN REPUBLIK INDONESIA)
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA

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- 1.1.24 "Organisation" shall mean an entity or entities to be formed by the Developer and whose details shall be determined by the Developer. Its nature, composition, appointments, structure and powers shall be determined by the Developer. Such entity shall be entrusted thereafter with the maintenance, management, upkeep and administration of the Project and such other roles, responsibilities and obligations as may be determined by the Developer.
- 1.1.25 "Outgoings" shall mean all the rates, taxes, property taxes, assessments, land revenue and all other outgoings by whatever name called, payable in respect of each of the Land Parcels, each together with interest and penalty thereon, if any.
- 1.1.26 "Owners' Authorized Representative" shall mean MR. PANKAJ BUCHA, son of late of Late Hanuman Mal Bucha, residing at 10, Laxmi Street, Kolkata - 700 020, Post Office- Circus Avenue and Police Station- Hipkha, near Sarani.
- 1.1.27 "Owners' Bank Account" shall mean the bank account standing in the collective names of the Owners, to be announced 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 15.4.2.1 of this Agreement.
- 1.1.29 "Owners' Event of Default" 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 3.4.10 of this Agreement.
- 1.1.31 "Person(s)" shall mean any individual sole proprietorship, unincorporated association, body corporate, cooperative, company, firm, partnership, limited liability company, limited liability partnership, joint venture, Governmental Authority, trust, Hindu undivided family, union, association, or any other entity or organization, and being permitted, that person's respective successors, permitted assignee 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 proportion and/or area of each component as also the means and phases of construction of the same to be determined by the Developer).



Additional Deputy Sub-Registrar
Rajahmundry, Andhra Pradesh

16 FEB 2019

1.1.23 "Recalculation Period" shall have the meaning ascribed to such term in Clause 3.0 of this Agreement.

1.1.24 "Repayment Period" shall have the meaning ascribed to such term in Clause 15.1.13 of this Agreement.

1.1.25 "Sales & Marketing Expenses" shall mean 4% (three and half percent) of the total Sale Proceeds.

1.1.26 "Sale Proceeds" shall mean the amounts received by the Developer from an Intending Transferee in the form of Transfers (in the form of identified and/or constructed spaces) and/or constructed or any part or portion of the Subject Land (each as identified by the Developer) together with the amounts, if any, received from the Intending Transferee towards the permission granted to such transferee, higher or equal to the amount, if any, received from the Intending Transferee as an advance payment made by the Intending Transferee, the amount, if any, received from any Intending Transferee as compensation or contribution of any amount expended with such Intending Transferee, but the term shall not mean or include:

- a) the Deposits;
- b) the Extra Charges;
- c) the Taxes;
- d) any amounts received towards fees for consultancy, travel, assignment etc;
- e) payment of any taxes, fees, duties, costs, 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, which is not agreed to be refunded to any Intending Transferee or any account whatsoever or howsoever after adjustment of the brokerage and marketing expenses. If any of such amount, notwithstanding and without prejudice to the obligation of the Developer to also so refund any amount to an Intending Transferee.

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



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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 Clause 2.1 of this Agreement.

1.1.40 "Taxes" shall mean each of the accounts levied/charged/assessed from April 2018 (including) onwards towards service tax, sales tax, excise duty, stamp duty, value added tax, GST etc. and/or any other fees, taxes, cesses, assessments, duties, levies, impositions etc. by whatever name called, which are applicable at present or levied in the future, with retrospective effect or otherwise, and shall mean and include the payments thereon.

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

1.1.42 "Title Deeds" shall mean and refer to all the documents represented by the concerned Owners as evidencing their respective ownership, right, title and interest over and in respect of their respective Land Parcels including those as identified by the Developer, with the documents whereunder each of the Owners have acquired freehold title to their respective Land Parcels being detailed in the Fourth Schedule hereunder written.

1.1.43 "Title Rectification" shall have the meaning ascribed to such term in Clause 3.4 of this Agreement.

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

1.1.45 "Value" shall mean the government recognized value as selected and identified by the Developer and shown/quoted in writing by the Developer to the Owner's Authorized 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 and/or rules and/or regulations made or guidance issued thereunder and any other rules, regulations, guidelines, policy statements, orders or judgments having the force of law, and



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- 1.2.1 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 entire definition of that word or phrase shall have the corresponding meanings;
- 1.2.3 readings have been incorporated in this Agreement only for convenience of reference, and shall not in isolation or otherwise be considered or affect the construction or interpretation of this Agreement;
- 1.2.4 reference in 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 Annexes 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 extent to which such Party or [Parties] counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof;
- 1.2.7 words in the singular include the plural and vice versa, and words importing any gender include all genders;
- 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 or to this Agreement;
- 1.2.9 the Recitals, Schedules and Annexures comprise a part of the operative provisions of this Agreement, and references in this Agreement shall include references to the Recitals, Schedules and Annexures heretofore;
- 1.2.10 the term "or" shall not be exclusive, and the terms "herein", "hereof", "hereby" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole 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 one another, representations and warranties in this Agreement and unless the contrary is expressly stated, no Recital or Clause in this Agreement limits 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 in this shall be deemed to be followed by "without



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Government of Karnataka, Bengaluru

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limited" or "not limited", whether or not they are followed by such phrases or words as "or thereunto";

12.15 the words "directly or indirectly" even directly or indirectly through one or more Informalities Persons or through one or more other legal arrangements, and "indirect" shall have the cumulative meanings;

12.14 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, suffer or allow the same to be done;

12.15 all approvals, consents to be granted by any of the Parties under this Agreement and/or any further agreements to be arrived at between the Parties, shall be binding;

12.16 for the purposes of this Agreement, the "knowledge" of the Owners of a fact, matter, circumstance or thing, shall include facts, matters or things which the Owners know 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 Owners confirm the grant, transfer, assignment and assignment in favour of the Developer of the sole and exclusive Development Rights in respect of each of their respective Land Parcels comprising the Subject Land together with all benefits, privileges and rights appurtenant and/or attached thereto according thereto on the elected and unequivocal understanding that the development of the Subject Land would be contingent and/or dependent on the Developer developing the adjoining Land and further that the development of the Subject Land would be by way of expansion/extension of the development proposed on the adjoining Land, with sharing of such facilities, utilities, amenities etc., as may be determined by the Developer at its sole and exclusive discretion including but not limited to the nature of right, if any, mode and manner of use of the same.

2.2 In lieu of the consideration recited herein and subject to fulfilment and performance by the Owners of all their obligations to the satisfaction of the Developer, the Developer accepts the offer and grant, and Transfer of the Development Rights in respect of each of the Land Parcels (subject to and only if the Developer develops the Adjoining Land).

2.3 It is further clarified and understood that as from the Execution Date:

2.3.1 the Owners do not retain any right to Transfer or/and deal with their respective Land Parcels and/or the Subject Land other than in the



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number stipulated herein and/or as mutually agreed to in writing between the Parties;

2.5.2 the Developer has become entitled to commence the work of construction on the parcel the same is permissible under Applicable Law; and

2.5.3 the Developer and/or the man, woman (s), agent(s), agent(s), nominee(s) etc. of the Developer have become entitled to enter into and retain continuous unhindered, unimpeded, unrestricted, unconditional, perpetual access to and physical control of each of the Land Parcel for the specific purpose of developing, constructing and completing the Project.

2.5 The Owners hereby agree and undertake that the grant and exercise of the Development Rights to the Developer are free and clear of all Encumbrances.

2.5 The Owners shall, without any delay or delay, or avoid, co-operate with the Developer and do all acts, deeds, things and 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/agencies, to enable the Developer to exercise its Development Rights with respect to each of the Land Parcel under the Subject Land.

2.6 It is agreed that the Developer shall implement and exercise the Project itself under through the agencies of its Third Parties nominated by the Developer and/or Person(s) identified by the Developer, on the account of and at the cost of the Developer.

Article 3

Construction

3.1 The consideration in lieu whereof the Owners have granted and Transferred the Development Rights to the Developer and the Developer has agreed to undertake the development of the Subject Land by way of construction thereof of a part of the Project, to be completed by the Developer at its own cost and expense and (2) the receipt of the same in accordance with the terms hereof, by the Owners from the Developer, shall be the amount 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 nature (over and above together with all other costs, expenses etc. directly or



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Indirectly related work to be incurred for obtaining the approved wire floor area ratio shall be borne by the Owners and the Adjusting Land Owners in the ratio 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 reimbursed by the Owners in three equal instalments to their land holding to the extent of Rs. 50/- (Rupees Fifty only) per sq. ft. of the total constructed covered area comprising the portion of the Project intended to be constructed on the Subject Land, with 75% (Fifty percent) of such reimbursement to be made after construction of the concerned super structure, and the balance 25% (Twenty Five percent) to be made after completion of the brick work.

3.3 The resolution in final character by Developer has accepted the grant and transfer of the Development Rights from the Owners and has agreed to commercially exploit the Subject Land in terms of these presents, is the receipt by the Developer of the Developer's Share.

3.4 Subject to the provisions of Article 4 hereof:

(a) 53% (fifty three percent) of the amounts comprising the Sale Proceeds shall belong collectively to the Owners ("Owners' Share");

and

(b) 47% (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, withdrawn etc. by any Incoming Transferee shall be received by the Developer in its 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.

3.5 Subject to the provisions of Article 4 hereof, the Owners' Share shall be paid/distributed to the Owners after deducting the following:

(a) deduction of the (that applies) tax deductible at source; and

(b) deduction of the Tax & 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 incurred in account of performing (without prejudice to its rights) any of the obligations which the Owners may be bound and obliged to do, execute and perform; and



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- (e) deduction of any similar other amounts repayable to the Developer and/or in terms of any other loans and contributions entered in this Agreement and/or in any other written understanding between the Parties.

3.6 It is clarified that at the request of each of the Owners every branch of the Owners' Share shall be distributed in the manner stipulated hereinabove by the Developer for and on behalf of each of the Owners in favour of and in name of the Owners' Bank Account, and on the handover by the Developer to any of the Owners' Authorized Representatives of the relevant bankers' instruments reflecting payment towards any branch of the Owners' Share issued and/or entered to be issued by the Developer in the name of in favour of the Owners' Bank Account, the same shall be deemed and/or construed to have received and acceptance of the same by each of the Owners, and the Developer shall stand absolved and discharged of its obligation in respect thereof.

3.7 Notwithstanding anything contrary admitted in clauses above or elsewhere in this Agreement, the liability of the Developer to pay the same to the Owners' Share shall always remain subject to the relevant provisions if any Applicable Law which mandates mandatory transfer of transfer proceeds of a project to separate account and the regulated withdrawal procedure from such separate account. It is further clarified that under no circumstances Owners shall demand from Developer any amount as Owners' Share out of such separate account, which is otherwise not withdrawable for the same being. Provided however, as and when any amount is withdrawn from the said separate account, the provisions of clause 3.5 shall apply to such withdrawals.

3.8 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 3.4 and 3.5 hereinabove, 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 suits or disputes, issues or claims against the Owners pertaining inter alia to such distribution.

3.9 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 unutilized undistributed/unused etc., whether open or covered or only such part of the Project which has been constructed or is under construction at 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 49:51 respectively, and there shall be no sharing of fund/expense between the Parties in respect of such areas. Each of the Owners collectively and the Developer shall respectively be responsible to



Additional Security Information,
Paragraph 1(a), EO 13526

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make payment of the Deposits for the respective of such units as allocated to each of them, and finally in respect of such units so allocated to the Owners, the Owners shall also be liable and responsible to make payment to the Developer of their own the Extra Charges, Taxation as determined by the Developer out money then being a charge from the Intending Transferee(s).

Article 4 Security Deposit

4.1 In order to secure due performance by the Developer of its obligations, the Developer [has deposited and/or has agreed to deposit] with the Owners a mutually agreed sum of Rs.1,19,46,000/- (Rupees One crore nineteen lacs fifty six thousand only; (Rs.1,00,00,000/- per annum) as and by way an accountable security deposit ("Security Deposit") [the receipt witness of each of the Owners is hereby submitted and acknowledged]. The Security Deposit has been secured by the Owners by way of the unshindered, unimpeded, unrestricted and unconditional right of the Developer and/or the nominee(s); designee(s), representative(s) and of the Developer to enter into similar relation the continuous security access to and physical control over of the entirety of each of the Land Parcels.

4.2 Subject to and without prejudice to the other provisions of this Agreement, the Security Deposit shall be held by the Owners in fee of interest, and shall be adjusted from the Owners' Share in the following manner:-

- i) 50% (fifty percent) of the Owners' Share comprised in the 1st (first) installment received from every Intending Transferee and receipt of 50% (fifty percent) of the Security Deposit; and
- ii) 40% (forty percent) of the Owners' Share comprised in the 2nd (second) installment received from every Intending Transferee and receipt of 60% (sixty percent) of the Security Deposit; and
- iii) 20% (twenty percent) of the Owners' Share comprised in the 3rd (third) installment received from every Intending Transferee and receipt of 80% (eighty percent) of the Security Deposit; and
- iv) 20% (twenty percent) of the Owners' Share comprised in the installment received from every Intending Transferee at the time of hand over of possession to such Intending Transferee of the concerned individual apartment and receipt of 100% (hundred percent) of the Security Deposit.

and the Owners shall not and hereby warrant and undertake not to make neither set nor suffer any claim or demand or action contrary thereto, to



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Special Delivery Room 1400 14th St NW, F-00

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being clarified that the above adjustments shall stand immediately in favour of the Owner. Secondly, Dependent on the satisfaction of the Developer.

Article 3 Obligations of the Parties

3.1 Obligations of the Owners

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

a) the Owners shall:

i) 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 Local Land & Revenue Office and the concerned panchayat and the development authority; and the District Muzar Municipal Corporation provided that the District Muzar Municipal Corporation has commenced the process of mutation, amongst others, as directed by the Developer; and

ii) cause completion of each of the aforesaid Land Parcel to enable commercial exploitation thereof at the cost of the Developer within 60 (sixty) days from the date of obtaining mutation certificate; and

iii) obtain in respect of the Subject Land necessary clearances under no objection certificates from each of the concerned authorities and/or bodies and/or departments including but not limited to the competent authority under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976, the West Bengal Land Reforms Act, 1955, and all applicable land laws including those pertaining to the applicable land ceiling limits prescribed under the several statutes prevailing and/or in force in the State of West Bengal; and

iv) construct around the Subject Land, a brick boundary wall of a minimum height of 8 (eight) feet with the beams and concrete columns at the cost of the Developer; and

v) 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 case may be, and obtain all necessary clearances, i.e. outstanding encumbrances etc. from each of the concerned authorities and/or bodies and/or departments; and



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h) 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, 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, at the cost of the Owners, assist the Owners in the documentation pertaining to such consolidation;

b) to apply for and obtain at their own cost and expense, all such written consents, permissions, no-objections etc. from Governmental Authorities and/or such other statutory or other bodies as may be required for the development and utilization of the Project; and further to execute and/or cause the Governmental Authorities under the statutory or other bodies to execute such deeds, documents etc. as may be required, as mutually agreed between the Parties hereto; and

c) to establish and maintain at their own cost and expense, living clear title marketable title coverage in respect of each of the Land Parcels and further to keep and/or take steps to ensure that each of the Land Parcels are still free from all encumbrances whatsoever or howsoever, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof; and

d) to ensure that the use, access, physical control and use of the Developer and such Persons as identified by the Developer ("Identified Persons") overin respect of the entirety of each of the Land Parcels shall the Subject Land is not hindered or impeded or obstructed in any manner whatsoever only for the purpose of development and execution of the project; and

e) to continue to remain liable and responsible to pay and bear the liability of the Outgoings of the period upto the date of execution of the plan in respect of the Project irrespective of when the Outgoings for the same are levied/collected, and the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof; and

f) none of the Owners shall individually nor permit the other Owners to:
(i) convey, assign, transfer or part with possession or deal with or Transfer any interest or create any encumbrance(s) in favor of (ii) any person or party of any of the Land Parcels or in favor of the rights, title and interest of the Owners or of any aspect of any part or parcel of any of the Land Parcels, in favor of any person, time in the manner specified in this Agreement under



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- as determined by the Developer and/or as mutually agreed in writing between the Parties;
- (i) creates a charge and/or lien and/or encumbrance over and/or in respect of the Owners' Share to the extent the same shall be applied towards settlement of the Security Deposit, and the Owners shall deal with the Owners' Share only in the manner and subject to the terms and conditions herein;
 - (ii) invite any Person into any part or portion of the Subject Land;
 - (iii) 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
- (g) from time to time and within such time frames as may be determined by the Developer, to sign, execute and deliver such applications, plans, instruments, papers, deeds and documents, and undertake and execute all such acts, deeds and things as may be requested by the Developer from time to time for submission to any statutory or contractual authority or otherwise, or for any other purpose as the Developer may determine in order to enable the Developer to exercise its rights and/or to fulfil 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;
- (h) at and when required by the Developer, to appear before the concerned Governmental Authorities and/or government departments and/or offices and also all other state, executive, 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;
- (i) 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 its assistance as may be required/expected by the Developer to enable the Developer to implement and complete the Project;
- (j) to execute and deliver registered and unregistered power(s) of attorney (such as determined by the Developer) or authorise and empower the Developer and/or the nominee(s) of the Developer, as may be required by the Developer in carrying out various acts, deeds and things in



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respect of the development and implementation of the Project and to the deal with the same;

- k) he and remain jointly and/or severally liable and responsible for respective Lead 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 fixture of right or title interest, in whole or in respect of each of the Lead Parcels;
- l) to comply with and fulfill each of their respective obligations as stated elsewhere in this Agreement.

5.2 Obligations of the Developer

Subject to exceptions by the Owner of each of their obligations stated herein to the satisfaction of the Developer, the further subject to circumstances arising due 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 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 structured 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 beyond the control of the Developer, endeavor to develop 30% (thirty percent) of the Project or part thereof, as the case may be, in six several phases of such duration as may be determined by the Developer at its sole and exclusive discretion, within a period of 4 (four) years from the date on which the last of the clearances required to commence 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 balance 70% (thirty percent) of the Project shall be dependent on and driven by the then prevailing market conditions;
- 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.



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- g) 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, lawyers, surveyors and consultants;
- f) make proper provision for security as may be determined by the Developer;
- e) periodically or as and when reasonably requested by the Owner's Authorized Representative, inform the Owner's Authorized Representative about the progress of the Project;
- d) pay and bear all the Outgoings in respect of the Land Parcel comprising the Subject Land commencing on and from the date of execution of the plan in respect of the Project till the date of completion of 60% (sixty five percent) of the Project, as stated here in above, as ascertained by the architect of the Project.

Article 6

Development of the Project

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

- b) appoint its own professional team; and
- a) consume the entire floor area ratio that may be made available for the entirety of the Subject Land subject to earlier compliance with the provisions of Clause 3.2 hereinafter, provided that if any additional floor area ratio beyond what has been stipulated in Clause 3.2 hereon becomes available due to a change in the government policies or municipal rules, then subject to the Developer opting to exercise such additional floor area ratio (which decision of the Developer shall be final and binding on the Owner), such additional floor area ratio shall be shared between the Owner (proportionately on the one hand) and the Developer (on the other hand) in the ratio of 40:60 respectively, subject however to the Owner paying the entire amount, if any payable for availing such additional floor area ratio, whereupon the Developer will bear the cost of construction and development in the terms of this Agreement.

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

- d) that the Owner have the notice and knowledge of the Amending Land Agreement;



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iii) that neither the Owners have nor shall claim, demand etc. any manner of right, title, interest etc. or any ground whatsoever or howsoever in respect of any part or portion of the Project Area, facilities, utilities etc. which were not contemplated/continging upon 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 each of the Commonly Used Areas And Facilities as may be specifically identified by the Developer at its sole and absolute discretion, and the Owners shall not make/claim, no any claim, demand, action, etc. contrary to the aforesaid.

iii) that notwithstanding the provisions of Clause 6.2(i), neither the Owners shall make/claim upon any hindrance, obstruction, impediment, restriction, prohibition etc. of any nature/nature on any ground whatsoever or howsoever in

a) the demarcation, installation, connection etc. of the water supply and/or any part or portion of the Subject Land with the water supply and/or any part or portion of the Abutting Land and/or any building(s), structure(s) etc. constructed and/or standing thereon;

b) the use/application of any part or portion of the Subject Land to use/apply any part or portion of the Abutting 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, utilities etc. including the Commonly Used Areas And Facilities provided/available at the Subject Land with any part or portion of the Abutting Land and/or any building(s), structure(s) etc. constructed and/or standing thereon;

d) the grant by the Developer to or in favour of any Person(s) of any right, interest, title etc. in/over/in respect of any part or portion of the Project and/or the Area, facilities, utilities etc. which were not contemplated/continging upon any part or portion of the Subject Land.

each of the above in such a manner as the Developer may determine and/or deem fit and proper at its sole and absolute discretion, and each of such terms and conditions and in lieu of such fees, consideration, charges etc. as the Developer may deem fit and proper at its sole and absolute discretion, with the absolute and irrevocable right of the



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Developer to receive and appropriate the entirety of such fees, consideration, charges etc.

- 5.2 It has been agreed and understood between the Parties that the right granted to use, access, obtain physical control over the Subject Land will not be restricted to delivery of possession under Section 55A of the Transfer of Property Act, 1882, and with Section 2(1)(iv) and (vi) of the Transfer of Property Act, 1967, it being further clarified that the legal physical possession of the Subject Land shall remain and continue to remain with the owners. Owners) until the date of completion of 65% (sixty five percent) of the Project on which date the legal physical possession of the each of the aforesaid shall vest jointly with the Owners and the Developer, save and except the time they already hold over to any Outstanding Transfers(s).
- 6.1 It is further clarified that upon either 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 restrict 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.

Article 7

Borrowing and funding for the Project

- 7.1 The Developer may raise loan for the project (project finance) from any Banks and/or 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 not documents by way of equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage. Further the Developer shall create charge in respect of the share of revenue or allocation to the project without creating any charge or liability in respect of Owners share of revenue or owners' allocation in the project. Further, the Developer may execute any documents or documents in quadruplicate or in above respective, including executing other evidencing deposit of title deeds, confirmation of deposit title deeds, delivery the 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 execution 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/being on the Subject Land, and each of the Owners shall execute and/or cause the execution of such documents and deeds, and instruments shall do, execute and perform and/or cause the doing, execution and performance of such acts, deeds



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and things to may be requested for from 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 has undertaken to execute, submit and make all necessary filings pertaining to the creation of the aforesaid mortgage, charge etc. pertaining to their respective Land Plots, it being clarified for the avoidance of any doubt that the finance 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 projects 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 attend or exchange any of the aforesaid mortgage rights and/or other encumbrances.

Article 8

Authority

8.1 Authority in favour of the Developer

8.1.1 To enable to facilitate the Developer to undertake the Project and/or for speedy construction, erection, completion and implementation of the Project, and to, over and to:

(a) exercise the Development Rights;

(b) exercise the rights granted under Article 7 hereinafore;

(c) sell, license, lease, Transfer, Assign or otherwise dispose of and/or deal with and/or alienate and/or create Third Party rights, interest over the respective:



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(i) any part or portion of the Subject Land and/or the Project and/or

(ii) any building or structure in any part or portion of the land comprised in each of the Land Parcels,

and 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, as their respective authorised attorney and authorized representative, to act for each of the aforesaid purposes in respect of each of their respective Land Parcels and to conditionally grant to and in favour of the Developer the, reasonable powers stated in the Fifth Schedule set out underwritten, and further the Owners have on the Execution Date also granted several irrevocable powers in favour of the Developer under the name(s) of the Developer by way of separate power(s) of attorney, each with the identical 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 all and whatsoever the Developer shall do or 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 derogate from and/or discharge the Owners of any of their several obligations.

8.1.2 Each of the Owners hereby agree to execute and register further requisite documents, including specific power(s) of attorney as may be required by the Developer from time to time. It being agreed that to the extent any due and convenient kind of power(s) are granted/created by the Developer to any name(s) of the Developer, then the Developer shall keep the Owners indemnified against any loss and damage that may be suffered or incurred or sustained by the Owners due to any established prejudice any of such name(s) of the Developer.

8.1.3 Each of the Owners hereby 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 thus each of the powers granted in favour of the Developer including those under these presents as also under the above-mentioned and several other powers of attorney that may be executed from time to time, being entered 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 discharge the Owners from their respective liability and



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Washington, D.C. 20540

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responsibility to make, file and obtain necessary solutions, permissions (i.e., save those which are exclusive responsibility of the Developer), and to execute and perfect such acts, deeds and things as may be requested from time to time by the Developer, as also to fulfill and perform each of their several obligations and duties as stipulated in this Agreement.

8.1.5 It is further clarified 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, as for registration such deeds, documents, applications, etc. as may be requested from time to time by the Developer.

8.3 Owners' Authorized Representative

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

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

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

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

Article 9

Title of the Land Parcel(s)

9.1 The Owners have confirmed that, the title of the Owners' with respect to their respective Land Parcel is free from all encumbrances and further the Developer on being prima facie satisfied with the title of the Owners have entered into this Agreement. Hereupon the Owners shall always be responsible towards CIL of the Subject Land.

9.2 The entering into the transaction stated herein under the conduct of the aforesaid investigations shall not derogate from the rights of the Developer under this Agreement, nor from any claims etc. of the Developer in respect



Minister of Defense, Ho Chi Minh
General, Ho Chi Minh, North Vietnam

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- of any defects, issues 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 become aware of any Encumbrance or and/or defect in the title of and/or any other issue pertaining to any of the Land Parcels and/or in the event any Encumbrance(s) and/or defect(s) in the title of any Land Parcel and/or any other issue is ascertained by the Developer, the concerned Party shall immediately notify any of the Owners' Authorized Representative or the Developer, as the case may be, of the same.
- 9.4 In the event the Developer is of the opinion that any Encumbrance and/or and/or title defect and/or any other defect, issue etc. in any of the Land Parcels severally or collectively affects the rights and/or interests of the Developer the Parties shall mutually discuss the mode, 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 in/over the Subject Land is also the right of the Developer to develop and deal with the Project as and remains unimpeded and without any Encumbrance. The Owners shall rectify such Encumbrance(s) and/or defects to the satisfaction of the Developer ("Title Rectification") within the time period mutually agreed time period ("Rectification Period").
- 9.5 Without prejudice to the rights of the Developer in/over the Subject Land as stipulated in Article 15 hereinafter as also the obligation of the Owners as stipulated herein, in the event the Owners fail and/or neglect to carry out the Title Rectification within the Rectification Period, the Developer shall be entitled, at the cost and/or expense and risk and liability of the Owners, even after costs and charges for and behalf of each of the Owners, to carry out such Title Rectification including but not limited to executing and registering necessary deeds and documents and on and from the Effective Date, each of the Owners appoint the Developer as their respective constituted attorney and authorized representative here after for the aforesaid purpose in respect of each of their respective Land Parcels, and irrevocably and fully grant, give and in favour of the Developer irrevocable powers in respect thereof, each of the Owners shall be bound by each of the acts done, executed and performed by the Developer in pursuance of these powers, and further each of the Owners, jointly and severally 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 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



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Regiment, New York, South 24-400

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may exercise the right to terminate this Agreement which would entail the consequences enumerated in Article 15 hereinafter.

Article 10

Documentation

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

10.2 The format and contents of each of the agreements, deeds, documents etc. pertaining to the Transfer/Conveyance of any part or section of the Project shall be such as determined by the Developer. It being agreed that the conveyance in favour of the transferee(s) shall be executed only after completion of the Project.

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 Organization, and after completion of the Organization, the management and maintenance of the Project shall be entrusted to the Organization subject to and in accordance with the terms and conditions thereof as stipulated by the Developer.

Article 12

Order terms and conditions

12.1 Both 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 waive the objection or hindrance to the development of the Project, and that each of the Owners covenant and undertake not to set up any claim, title, right, demand etc. contrary to the aforesaid, it being stipulated 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 and/or any part of the Project whatsoever in respect thereof.

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 a partner and wholly existing under the laws of India, and respectively has the full power and authority to enter



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into this Agreement and to perform its respective obligations under this Agreement; and

13.1.4 The execution and delivery of this Agreement and the performance by each Party of its respective obligations under this Agreement have been duly and validly authorized by all necessary corporate actions on the part of each Party, and if called upon, each Party shall provide copies of all documents in support thereof to the other Party(ies); and

13.1.5 This Agreement constitutes a legal, valid and binding obligation of each Party enforceable against it in accordance with its terms; and

13.1.6 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 law; and/or
- (ii) any order, judgment or decree applicable to it; and/or
- (iii) any term, condition, covenant, undertaking, agreement or other instrument or contract to which it is a party or by which it is bound; and/or
- (iv) any provision of its respective memorandum and articles of association, if any, or any other similar constitutional documents.

3.2. Each of the Owners while negotiating, executing and confirming each of the representations and warranties enumerated in Recital A of this Agreement, further executed, attached and incorporated hereto, it being acknowledged by each of the Owners that the Developer considers the accuracy of the representations and warranties made hereunder by the Owners to be an important and integral part of this Agreement, and the Developer has entered into this Agreement in reliance thereon:

(c) 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 limits prescribed under the relevant 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



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- i) that each of the several Owners respectively have the full right and need the power and authority to deal with their respective Land Parcels comprising the Subject Land; and
- ii) 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 hereinafter; and
- iii) that each of the several Owners are to comply in all respects with all the terms and conditions contained in each of their respective aforesaid Title Deeds, and the applicable stamp duty on each of such documents has been duly paid, and each of such documents having been duly registered with the Registrar of Companies jurisdiction pursuant to the applicable requirements under the Indian Registration Act, 1908; and
- iv) that none and except the several respective Owners, no other Person and/or Third Party has in any manner of right or title or interest or claim or demand whatsoever in respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof; and
- v) that none of the Owners have dealt with any part or portion of their respective Land Parcels, and neither none of the Owners have in any manner created any and Party right or title or interest or Encumbrance or Lien or Charge, or entered into any agreement, contract etc. in respect thereof; and
- vi) that no part or portion of any of the Land Parcels is nor ever was be subject of any acquisition and/or alienation by any Governmental Authority and/or any other authority, statutory or otherwise, and further none of the Owners nor their respective predecessors-in-interest have received, received any notice of acquisition and/or alienation in respect of any part or portion of their respective Land Parcels comprising the Subject Land, and there are no claims from any authority nor are there any proceedings pending, or have any proceedings in relation thereto been initiated by any Person and/or under any Applicable Law, and the Owners are neither aware of nor have knowledge of any circumstances or facts or matters which are likely to give rise to any such claims or claims or proceedings; and
- vii) that neither any of the Title Deeds nor any other document in respect of any part or portion of any of the Land Parcels described herein referred to in Recital (i) of this Deed has been created by any Third Party or Person with the intention of creating an equitable mortgage or as security for performance of any act or for payment of any money or otherwise; and



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- 14) that each of the respective Land Parcels are free from any land charge, and all the Outgoings (save and except the rates and taxes payable to the B&T or Nagar Mahalpal Corporation) have been paid in full by the concerned Owners till the Execution Date, and the Owners warrant and undertake to make payment of the rates and taxes payable to the Bidhan Nagar Municipal Corporation as soon as the demand for the same is raised by the said Corporation, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof; and
- 15) that there is no pendency dispute in respect of any of the Land Parcels; and
- 16) that no Person(s) whatsoever has/have ever claimed any right of proprietary over or in respect of any of the Land Parcels or any part thereof, and there are no outstanding actions, claims or demands from with any Third Party in respect of any Land Parcel; and
- 17) that no part or portion of any of the Land Parcels was or is subject to any encumbrance under the provisions of the Public Demand Recovery Act, 1913 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
- 18) that no right or easement that may be required for execution of the Project and/or improvement or further benefiting each of the Land Parcels is restricted in any manner, and such rights and easements are enjoyed freely without restriction and without restrictions as to hours of use or otherwise, and no Person or Governmental Authority has any right to terminate or curtail a right or easement appurtenant to or benefiting any of the Land Parcels; and
- 19) that none of the Owners hold any lease hold under the provisions of any statute (central or state or local); and
- 20) that no part or portion of any of the Land Parcels has ever been vested or been the subject matter of any vesting proceedings; and
- 21) that the provisions of the East Kolkata Wetland's (Conservation and Management) Act, 2005, do not apply to any of the Land Parcels; and
- 22) 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 interest received any written threat of any such proceedings, and there are no unfulfilled or



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unsubstantiated judgments, injunctions or other terms, orders, decrees, notices and

- xxii) that no other means of access to the Subject Land is shared with or subject to rights of determination or requires payment to any Third Party; and
- xxiii) that there is no impediment in carrying out the intention and/or Conversion of any of the Land Parcels; and
- xxiv) that the Subject Land is capable of being developed as a compound area including by way of consolidation of each of the Land Parcels into one amalgamated land parcel and/or by way of amalgamation/consolidation with adjoining land and/or any part of the same; and
- xxv) that each of the named Owners have respectively been in and continue to be in continuous peaceful, vacant and physical possession of their respective Land Parcels, without any hindrance or impediment; and
- xxvi) that as on the Election Date there is no water body or pond or wetland within the Subject Land or any part or portion thereof; and
- xxvii) that no Third Party has claimed or acquired any interest or right in any of the Land Parcels by way of adverse possession or otherwise; and
- xxviii) that none of the Land Parcels are subject to any covenants, restrictions, stipulations, easements, rights, rights of prescription, adverse equity, right or interest, charges, grants, exemptions or reservations or other such rights (whether legal or equitable), the benefit of which is vested in or is intended to vest 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 trust or obligation), and further there is no agreement to waive the same; and
- xxix) 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
- xxx) that compliance is being made and has at all times been made and shall be continued to be made with all Applicable Laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to each of the Land Parcels, its ownership, rights, title and interest, occupation, possession, use and so on.



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- xxv) 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 its interest; and
- xxvi) 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 in respect of the title of or each of the Land Parcels or the use thereof and the Owners are neither aware of nor have knowledge of any circumstances or facts or matters which may or could be likely to give rise to any claims, disputes, claims or demands of any description whatsoever; and
- xxvii) that there is no order of any court or of any other authority or authority prohibiting or restricting 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 permit anything to be done which may cause or otherwise result in a breach of this Agreement or in or any detriment to the Association stated herein; and
- xxix) that there are no legal, quasi-legal, administrative, arbitral, mediation, conciliation or other proceedings, suits, claims, actions, governmental or other investigations, complaints, grievances, inquiries, orders, 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 and/or any other notice which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, or the transactions entered into and/or which may enjoin, restrict or prohibit the performance by the Owners of their respective obligations under this Agreement and/or prevent the Owners from fulfilling their obligations set out in this Agreement or otherwise arising from this Agreement, and/or which may in any manner affect or impede the Subject Land and/or the rights granted herein; and
- xxx) that there is no dispute, issue etc. with any tax authority's and/or any official department(s), in India or elsewhere, which may in any manner affect or 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. (up)



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xxvii) that no notice, order, judgment, demand or notice concerning the taking of remedial or other action has been served on or received by any of the Owners, while they, in any manner affect or impact any of the Land Parcels under the rights granted herein; and

xxviii) that each of the Owners have a clear and unincumbered right to develop and deal with, transfer, sublease, assign, lease, mortgage, encumber their respective right and interest in respect of their respective Land Parcels and every part and portion thereof and the boundaries to be constructed thereon in such a manner as the Developer may determine, without payment of any premium/consideration to any authority/body/ Third Party/ Person etc; and

xxviii) **Car in relation to each Land Parcel:**

- a) save and except construction of the boundary wall no activities including any construction, infra 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 a) aforesaid;
- c) 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 in their respective Land Parcels;
- d) the Owners have not received any communication or notice 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 either none or not have any knowledge of any circumstances or facts or matters which are likely to give rise to the issuance of any such communication and/or notice;
- e) none of the Owners have made and/or submitted (whether in writing or orally) any undertakings, affidavits, 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 manner of encumbrances may have been created over/in respect of any part or portion of any of the Land Parcels;



Administrative Officer (In-charge)
Rajshahi, Patna, Bihar, India-201 009

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- (f) no application has been made or filed for sanction of any plan;
- (g) save the aforesaid taxes payable to the Haryana Nagar Municipal Corporation, as per the Executive Data, no amount is due and payable to any Governmental Authority or any person whatsoever or howsoever;
- (h) there is no pending liability in respect of any part or portion of any of the Land Plots;
- (i) no Person has challenged the right, title and interest of any of the Owners to any part or portion of their respective Land Plots or any ground whatsoever, and the Owners are held to be aware of the same and have no knowledge of any claim, claims or suits or matters which are likely to give rise to any challenge, etc.

xxix) That none of the Owners shall do any act, deed or thing whereby the Owners or the Developer are in any manner prevented from performing their respective obligations herein which may affect the proposed development of the Project; and

xxx) That each of the representations and warranties contained herein and/or recorded anywhere in this Agreement, are true and correct and shall continue to be true and correct at all times, and are not to be diluted or qualified by any cause of force majeure that may have been or be occasioned or undertaken by the Developer.

Article 14

Title Deeds

- 14.1 It is recorded that simultaneously with the execution of these presents, each of the aforesaid Owners have handed over to the Developer, represented by Mr. Surendra Kumar Dagar, son of Late. J.M. Dagar, working for plot at 83, Vardola Road (South), Kalkaji - 110046, the originals of each of their respective Title Deeds as and by way of security in later date and to the Developer in deposit the same for creation of equitable mortgage by deposit of Title deeds in terms of these presents. In case the Developer fails to repay the loan to the financial institution the Developer shall be liable to obtain NRI from the concerned financial institution with respect to Owners' Share and shall be liable to compensate the Owners' and shall keep undisturbed the Owners' share from all losses and damages which may be incurred with regard thereto.

Article 15

Defaults and consequences

- 15.1 Owners' Event of Default and consequences

- 15.1.1 Owners' Event of Default



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15 FEB 1978

In addition to 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 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;
- 15.1.2 on it 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 marketable and/or the same suffers from any defect, issue etc. as mentioned by the Developer;
- 15.1.3 failure of the Owners to carry out the Title Rectification within the Rectification Period to the complete satisfaction of the Developer;
- 15.1.4 any of the Owners commit any default or breach of any of the covenants and/or other matters contained in this Agreement or of any provision of this Agreement whether by any of its acts or omissions or commission;
- 15.1.5 any misrepresentation made by any of the Owners;
- 15.1.6 any willful misconduct by any of the Owners;
- 15.1.7 any change in the constitution and/or the shareholding pattern and/or the control of any of the Owners without the prior written consent of the Developer, such that (a) any owner or his respective nominee, associate etc. no longer directly or indirectly controls 25% (twenty five percent) of the shareholding of each of the Owners;
- 15.1.8 any of the Owners has:
 - 15.1.8.1 a liquidator or professional liquidator appointed over his assets or undertaking or any part of them and/or
 - 15.1.8.2 ceased to pay its debts or suspended payment generally or would cease to do so on its business or become or be unable to pay its debts as and when they become due and payable or if or
 - 15.1.8.3 on order of bankruptcy, dissolution, liquidation or winding-up being passed against it and/or



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15.1.13.4 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 to arrange such an arrangement, composition or compromise other than for the purposes of a bona fide attempt of reorganization or amalgamation with the other written consent of the Developer;

It being clarified that any acts of commission or omission by any one of the Owners and/or by the men, servants, employees, persons or any of the officers shall be deemed to be acts of either issuer or instrument, 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, and the sole and exclusive option of the Developer, the Developer shall be entitled to:

either:

grant such period to the Owners, as the Developer may ascertain to enable the Owners to remedy/cure 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 on the failure of the Owners to remedy/cure 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 calling upon the Owners' Auditor and 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 further/other amounts that may be called in or have been expended/dispensed 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/repaid by the Developer till the date of receipt thereof by the



Administrative Division
Washington, D.C. 20585

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Developer to the satisfaction of the Developer (collectively "Developer's Due").

15.2.2 Upon the failure of the Owners to make payment of the Developer's Due 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 invoke 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 Due, as the case may be, and each of the Owners hereby and unconditionally:

- a) waives, of their own volition, the recognition of the Developer to seek any further notice to the Owners and/or to the Owners' Authorized Representative after expiry of the Repayment Period; and
- b) accept and consent, to the utmost right of the Developer, and to delegate and empower him to make or seek up any claim, demand or accept any liability thereto on any ground whatsoever or howsoever.

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 execution of plan and all other clearances for commencement of construction and/or work on the Project, except as 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 the satisfaction of the Developer, each of the above being subject to and without prejudice to the provisions of Article 9;

15.2.1.2 the Developer fails to commence construction of the project within 2 years from the date of execution of this Agreement;

15.2.1.3 any change in the constitution and/or shareholding pattern of the Developer such that Mr. Surendra Kumar Dugri, son of Late J. K. Jagan, working for gain at 81, Torada Road (South), Kolhala - 700 049 together with his nominees, associates etc, no longer directly or indirectly own or hold 51% (Fifty one percent) of the shareholding of the Developer;



Proc. U.S. Nat. Sci. Acad. (1963)
Reprints, New York, 1961. 24-Pgs

16 FEB 1963

15.2.14 - The Developer has no order of priority, resolution, 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 satisfy 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/or resolution of the prevailing circumstances.

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 heretofore, 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 entire of the Security Deposit after deducting a sum of Rs.10,00,000/- (Rupees Ten Lakhs) by way of liquid damages, within 30 (thirty) days from the date of such termination, demeritum thereof shall make the Owners liable to pay late charges thereon.

15.3 Termination of the Agreement

15.3.1 - It is agreed and understood between the Parties that this Agreement shall terminate only after the Developer has certified receipt in its satisfaction, of the expiry of all its dues, and until such termination, the Developer shall continue to enjoy all rights in respect of the Subject Land, with each of the Clauses being bound by each of the covenants, undertakings, restrictions, prohibitions, etc. stipulated herein, it being clarified for the avoidance of any doubt that mere exercise by the dominant Party of its intent to terminate this Agreement as stated hereinabove shall not be deemed to be and/or be construed as termination of the Agreement, and it shall remain only upon the Developer certifying receipt of all its dues as stated hereinabove, all permissions, clearances and plans procured by the Developer in respect of the applicable section of the Subject Land shall become the property of the Owners.

15.3.2 - 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 time of



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terminal on and already accrued or which thereafter may accrue in respect of any one or each of the items in such term.

Article 16 Mutual covenants

- 16.1 Each of the Parties agree that if at any time during the continuance of this Agreement, the fulfilment of any Force Majeure event under 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 and/or proceed with the Project and/or to perform this Agreement, such 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 cooperate with each other to develop and implement a remedial plan and reasonable alternative measures to reduce the effects of the aforesaid, however, should any such event continue for a period of at least 10 (ten) 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.
- 16.2 Upon termination of this Agreement as a result of Clause 16.1 above, then within the Redemption Period, the Owners shall be bound and obliged to and undertake to refund to the Developer the entire of the Security Deposit and to further reimburse to the Developer 50% (fifty percent) of the total costs and expenses incurred/expended by the Developer in developing any part or portion of the Subject Land and/or towards any construction work undertaken by the Developer upon any part or portion of the Subject Land.
- 16.3 It is agreed and understood that in the event any part or portion of any Land Parcel is requisitioned, by the favour of any Government Authority provided that such requisitioning has not been occasioned or caused by any of the Owners, then the entire costs awarded due shall be treated as a consequence of such requisitioning and shall at the first instance belong to the Developer to be applied towards refund to the Developer of the Security Deposit together with all costs expenses incurred/expended by the Developer till the date of such award, and only thereafter, the balance, if any remaining, shall belong to the Owners, but not 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, etc. not awarded/recovered for.



... 8. CIVILIS SOCIETAS
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Article 15

Indemnity

- 17.1 In addition to and without prejudice to the Indemnity obligations of the Owners as envisaged/detailed 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-fulfillment 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 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 demand or claim or action in respect of any part or portion of the Subject Land; and/or (vi) any encumbrance on and/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) acquisition and/or requisition and/or attachment and/or vesting of any part or portion of any Land Parcel; and/or (viii) failure by any of the Owners to fulfill their obligations under any Applicable Law under this Agreement and/or on account of any claims, damages, payments, charges, expenses or outgoings of any kind whatsoever in respect of the Subject Land; and/or (ix) any other liabilities between any of the Owners or any groups whatsoever or hereafter.
- 17.2 It is clarified that the invocation of indemnity by the Developer against any one of the Owners shall not discharge the other Owner from its respective liability towards the Developer.
- 17.3 The Developer shall remain liable and responsible for due compliance of 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 occur at the place while undertaking the construction and completion of the Project and/or 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 work performed by the Developer to be carried out by any Incoming Transferee, for which such Incoming Transferee shall be and shall remain liable and responsible.

Article 18



Division of Applied Mathematics
National Bureau of Standards

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Governing Law

- 18.1 This Agreement shall be governed by and construed in accordance with the laws of India, and the courts at 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 written correspondence may be carried out by electronic mail, letters, or over telephone. However, such notice, 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 such of its address by registered post/speed post with acknowledgment due or by electronic mail, as set out below (or such other address or electronic mail as the addressee lists by 5 (five) days prior written notice specified to the other Party). 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 5th (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 purpose of this Agreement was follows:

Owners

Attention : Pm of Block
Address : 3C, Laxmi Street, Kolkata - 700020
Email : sukshbacha@techgroup.in
Telephone : 9830012006

Developer

Attention : Mr. Kumar Gupta
Address : 1000 E. M. Bypass, Kolkata- 700105
Email : suksh@techgroup.in
Telephone : +91 (983) 0029226

Article 20

Miscellaneous

- 20.1 Assignment

None of the Owners shall be entitled to assign or Transfer all or any of their respective rights and/or assume 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 right- and/or assume any of its obligations under this Agreement to any Third Party without the prior written consent of the Owners.



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Authorised Representative. For the avoidance of doubt it is clarified that the exercise by the Developer of the positive rights provided elsewhere in this Agreement including, but not limited to those set out in Clause 2.1 shall not be treated as a breach or 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 enforceable in full and its enforceability by the successors-in-interest and permitted assigns of both of the Parties.

20.3 Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severable from the whole as such, and if the breach of any obligation or obligations hereunder is found to be unenforceable in whole or in part, or to the extent that any provision of this Agreement is held to be 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 to substitute the obligation/provisions determined to be unenforceable or unenforceable, with such an obligation/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, hereafter 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 of the same 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 future, concurrent or subsequent breach of the same or of any other provisions hereof.

20.5 Entire Agreement

This Agreement constitutes and embodies the entire agreement between the Parties and supersedes all earlier and contemporaneous oral or written agreements between the Parties in respect of the subject hereof, it being understood that all documents executed in writing in pursuance hereof and/or amendments thereto, whether made or contemplated, shall be deemed to form and comprise an integral and inseparable part of this Agreement.



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Volume 1, No. 1, 1989

16 FEB 1989

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.

20.7. Relationship

None of 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 has not been appointed as an agent or contractor of the Owners (nor as specifically stated herein), but to the contrary has been granted independent, valuable rights and interest in over each of the Land Parcels by virtue of and by 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 preclude 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 agrees 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 born and paid respectively by the Owners.

20.10.3 Each Party shall pay and bear its 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



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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 in any way 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.

20.13 Contingents

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
(Holejed Land)**

Lal Bahadur Shastri District, Police Station Rajarhat, Additional District Sub-Registrar, Bikanernagar, U.I. No. 14, Touzi No. 145, District 24 Parganas (North)			
Sl No.	L. R. Khatian No	L. R. Dng No	Area in Decimal
1	2211	1249	3.5180
2	2211	1250	3.5240
3	2200	1251	0.1529
4	2209	1252	1.4816
5	2265	1249	1.0251
6	2265	1257	2.0680
7	2256	1257	10.0000
8	2252	1257	10.0000
9	2254	1258	8.4401
10	2253	1258	11.4711
11	2171	1258	12.1984
			63.8133

**The Second Schedule Above Referred To
(Abducting Details)**

Land Office of Mirzapur District, Police Station Rajarhat, Additional District Sub-Registrar, Bikanernagar, U.I. No. 14, Touzi No. 145, District 24 Parganas (North)									
Sl. No.	Owner	U.I. No. & S. No.	L.R. No. & S. No.	Transfered Area (Decimals)	Total Area (Decimals)	Registry Office	Transfer Date	Deed No.	DEED DETAILS
1	Abdul-Jafar Hossain I.I.P.	1454	2202	0.2517	11.8722	Additional Registrar of Anupshahr (A.R.A.S.)	17 th August 2016	1454/2016-2015	Deed No. 1170 Volume 145 1924-2015, Page 28161



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		1356		04377		A.R.A - IV, Kuchala	29 th September, 2016	100420000/2016	Book No. I, CD Volume No. 1910-2016, Page 2462 if on 246235
		1358		04381		A.R.A - IV, Kuchala	4 th November, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 101181 to 101195
		1347		43360		A.R.A - IV, Kuchala	5 th November, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 250072 to 250097
		1346		63266		A.R.A - IV, Kuchala	5 th November, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 245150 to 245167
2	Abhaya Prakash LLP	1372	2311	40038	146674	A.R.A - IV, Kuchala	4 th November, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 23328 to 23333
		1316		50670		A.R.A - IV, Kuchala	7 th November, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 24114 to 24127
3	Amritbeni Pharms Private Limited	1335	1511	40038	132816	ADDER, 199/10 Sub-Region, PADERA, Bikaner	1 st August, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 620 to 622
		1319		63266		ADDER, Bikaner	3 rd August, 2016	100410920/2016	Book No. I, CD Volume No. 1910-2016, Page 622 to 624
4	Aravind Horticulture Private Limited	1347	1305	63266	141203	A.R.A - Kuchala	22 nd January, 2014	009172014	Book No. I, CD Volume No. 8, Page 504 to 505
		1320		16350		ADDER, Rajahmundry	25 th January, 2014	009172014	Book No. I, CD Volume No. 8, Page 505 to 506
		1322		16350		ADDER, Rajahmundry	14 February, 2014	009172014	Book No. I, CD Volume No. 8, Page 506 to 507



Approved for Release by NSA on 05-08-2014 pursuant to E.O. 13526

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	Gokulnar Estate Developer Private Limited	1383	2368	5,2000	11,5000	A.R.A - IV, Kollegal	4 th March, 2016	19042160/2016	Book No. 1, CD Volume No. 1994-2016, Pages 281170 to 28121
		1384		41000		A.R.A - IV, Kollegal	2 nd August, 2016	19042170/2016	Book No. 1, CD Volume No. 1994-2016, Pages 27793 to 27795.
	Khipperall Area Developers Limited	1385	1342	50300	12,0001	A.R.A - IV, Kollegal	5 th November, 2016	19042180/2016	Book No. 1, CD Volume No. 1994-2016, Pages 282470 to 28251
		1386		57000		A.R.A - IV, Kollegal	5 th November, 2016	19042190/2016	Book No. 1, CD Volume No. 1994-2016, Pages 281484 to 28154
		1387		2,1000		A.R.A - IV, Kollegal	5 th November, 2016	19042200/2016	Book No. 1, CD Volume No. 1994-2016, Pages 281296 to 28132
7	Hemalinga Dettla Vella Private Limited	1388	2541	5,5000	11,7184	A.R.A - IV, Kollegal	20 th March, 2016	19042210/2016	Book No. 1, CD Volume No. 1994-2016, Pages 20184 to 20188
		1389		1,5445		A.R.A - IV, Kollegal	20 th April, 2017	19042220/2017	Book No. 1, CD Volume No. 1994-2016, Pages 14264 to 14266
		1390		0,8540					
8	Uma Arun Kumar Private Limited	1391	2267	10,1000	10,1000	A.R.A - IV, Kollegal	19 th December, 2016	19042230/2016	Book No. 1, CD Volume No. 1994-2016, Pages 27211 to 27213
9	Carroll's Villas Private Limited	1392	2312	1,0000	3,0000	A.R.A - II, Kankar	24 th August, 2015	19021920/2015	Book No. 1, CD Volume No. 1910-2015, Pages 166170 to 16621
		1393		1,6160		A.R.A - II, Kankar	24 th August, 2015	19021930/2015	Book No. 1, CD Volume No. 1910-2015, Pages 16618 to 16621
		1394		1,0000					
10	Charanvi Vijaya Private Limited	1395	2160	9,3312	12,2455	A.R.A - IV, Kollegal	20 th March, 2016	19042240/2016	Book No. 1, CD Volume No. 1994-2016, Pages 27214 to 27218



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		1353		2,0209		A.R.A - IV, Baleasa	24 th March, 2017	150400648- 2017	Book No. 1, CD Volume No 1904-2017, Pages 4730 to 4732
11.	Delightful Estate Developers LLP	1352	2210	1,1114	11.0793	A.R.A - IV, Baleasa	8 th August 2016	150400647- 2017	Book No. 1, CD Volume No 1904-2016, Pages 2796 to 2797
		1353		3,3814		A.R.A - IV, Baleasa	1 st August 2016	150400647- 2017	Book No. 1, CD Volume No 1904-2016, Pages 2796 to 2797
		1352		1,4150		A.R.A - IV, Baleasa	1 st August 2016	150400647- 2017	Book No. 1, CD Volume No 1904-2016, Pages 2796 to 2797
		1353		2,1505		A.R.A - IV, Baleasa	1 st August 2016	150400647- 2017	Book No. 1, CD Volume No 1904-2016, Pages 2796 to 2797
12.	Everblink Highline Private Limited	1338	2232	1,1416	11.0895	A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1338		2,3398		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1339		1,9105		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1339		8,6375		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1338		2,9014		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1339		11,7386		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
		1339		8,7593		A.R.A - IV, Kalyani	1 st October, 2015	190401967- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3254 to 3254
13.	Practical Products Private Limited	1330	2194	6,3050	11.0750	A.R.A - IV, Kalyani	14 th August 2015	190401964- 2015	Book No. 1, CD Volume No 1904-2015, Pages 3167 to 3167
14.	Greenquest Developers Private Limited	1140	2253	10,1000	11.0000	A.R.A - IV, Kalyani	27 th December 2015	190401962- 2015	Book No. 1, CD Volume No 1904-2016, Pages 3113 to 3113
15.	Greenline Developers Private Limited	1140	2253	8,5000	11.0000	A.R.A - IV, Kalyani	1 st December, 2015	190401962- 2015	Book No. 1, CD Volume No 1904-2016, Pages 3114 to 3114



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		1350		219118		A.R.A - IV, Kolkata.	19 November, 2015	1404015507 2015	Book No. 1, CD Volume No. 1974-2015, Pages 45204 to 45739
16.	Glassey Highrise Private Limited	1349	21524	80580	114838	A.R.A - IV, Kolkata	25 th November, 2015	1940166812 2015	Book No. 1, CD Volume No. 1974-2015, Pages 45739 to 46210
		1359		219521		A.R.A - IV, Kolkata	23 rd September, 2015	1940166972 2015	Book No. 1, CD Volume No. 1974-2015, Pages 3415911- 341712
17.	Glowfin Development Private Limited	1349	21116	80698	112416	A.R.A - IV, Kolkata	7 th November, 2015	150402149 2015	Book No. 1, CD Volume No. 1974-2015, Pages 39517 to 39517
		1350		117088		A.R.A - IV, Kolkata	22 nd September, 2015	1940171187 2015	Book No. 1, CD Volume No. 1974-2015, Pages 111418 to 111418
		1351		011090		A.R.A - IV, Kolkata	22 nd November, 2015	1940171154 2015	Book No. 1, CD Volume No. 1974-2015, Pages 111494 to 111494
		1352		013551		A.R.A - IV, Kolkata	21 st September, 2015	1940171110 2015	Book No. 1, CD Volume No. 1974-2015, Pages 111356 to 1114
		1353		011111		A.R.A - IV, Kolkata	1 st January, 2015	1940166830 2015	Book No. 1, CD Volume No. 1974-2015, Pages 4579 to 4579
		1354		110171		A.R.A - IV, Kolkata	7 th October, 2015	1940171107 2015	Book No. 1, CD Volume No. 1974-2015, Pages 4529 to 4531
		1355		110525		A.R.A - IV, Kolkata	23 rd April, 2016	1940171117 2016	Book No. 1, CD Volume No. 1974-2016, Pages 142044 to 142171
		1356		114662		A.R.A - IV, Kolkata	5 th July 2016	170402090 2016	Book No. 1, CD Volume No. 1974-2016, Pages 141590 to 141470



ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.ನಗರ, ಪುಸ್ತಕ 24-798

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		1350		0.1266		A.R.A - V, Kolkata	5 th July 2017	1994042017 2017	Book No. 1, CD Volume No. 4924-2017 Pages 1675-19 to 16171					
		1351		0.1114										
		1351		0.0968										
		1351		0.1266										
18.	Goodwill Electronics Private Limited	1778	1709	13,1500	11,2560	A/58, Bhatnagar	2 nd June, 2017	069702017	Book No. 3, CD Volume No. 4924-2017 Pages 4523 to 4113					
		1778								13,1500	A/58, Bhatnagar	22 nd June, 2017	069702017	Book No. 1, CD Volume No. 4924-2017 Pages 4523 to 4287
		1778								13,1500	A/58, Bhatnagar	25 June, 2017	069702017	Book No. 5, CD Volume No. 4924-2017 Pages 3092 to 3048
19.	Graphia Engineering Private	1743	2269	6,2500	11,2560	A.R.A - IV, Kolkata	14 th January, 2017	147002017 2017	Book No. 1, CD Volume No. 1974-2017 Pages 119 to 149					
		1744		4,1500						A.R.A - IV Kolkata	23 rd January, 2017	147002017 2017	Book No. 3, CD Volume No. 1974-2017 Pages 119 to 149	
		1753		1,1266						A.R.A - IV Kolkata	17 th March 2017	147002017 2017	Book No. 4, CD Volume No. 1974-2017 Pages 198 to 224	
		1753		0.11634						A.R.A - IV, Kolkata	26 th April, 2017	147002017 2017	Book No. 1, CD Volume No. 1974-2017, Pages 198 to 198	
		1744		0.25331						A/58, Bhatnagar	17 th May 2017	147002017 2017	Book No. 1, CD Volume No. 1974-2017, Pages 119 to 119	
20.	Handson Construction Private	1317	1789	1,4530	11,2560	A.R.A - II, Kolkata	26 th Novem ber, 2016	17022016	Book No. 1, CD Volume No. 47, Pages 257 to					
		1350		1,571E										



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Sl. No.	Company Name	CIN	Share Capital	Paid-up Capital	Total Assets	Financial Statements			
						Balance Sheet	Profit & Loss	Audit Report	
21.	Lalit Agritech Private Limited	1357	3007	52760	11.1674	A.R.A - II, Kolkata	25- November, 2015	124512973	Book No. 1, 121 Volume No. 17 Page 320 to 329
		1358		54632		A.R.A - IV, Kolkata	15 th April, 2015	1044368200	Book No. 1, 170 Volume No. 1004-1013, Page 1310-1317, 1030-1037.
		1359		58347		A.R.A - II, Kolkata	15 th March, 2015	667382134	Book No. 1, 112 Volume No. 15, Page 1457 to 1464
22.	Kalyan Juri Infotek Pvt. Co. Private Limited	1388	2204	51837	11.1674	A.P.A - II, Kolkata	15 th March, 2014	413705014	Book No. 1, 113 Volume No. 12, Page-1475 to 1481
		1389		10,1000		A.R.A - IV, Kolkata	12 th October, 2015	190421570236	Book No. 1, 111 Volume No. 1024-1036 Page-1117 to 1119
23.	Kheria Developers LLP	1347	2131	11001	11.1674	A.R.A - II, Kolkata	25 th April, 2015	451905015	Book No. 1, 110 Volume No. 11, Page-1275 to 1276
		1341		1,2570		A.R.A - II, Kolkata	24 th April, 2015	1943141502015	Book No. 1, 110 Volume No. 1912-2015, Page 12117 to 12118
		1320		1,2570		A.R.A - II, Kolkata	24 th April, 2015	1900011502015	Book No. 1, 117 Volume No. 1916-2015, Page 116-05 to 116-18
		1333		1,2570		A.R.A - IV, Kolkata	25 th March, 2015	1941501002015	Book No. 1, 116 Volume No. 1904-2015, Page 0427 to 0434
		1334		1,2570		A.R.A - IV, Kolkata	25 th March, 2015	1941501002015	Book No. 1, 116 Volume No. 1904-2015, Page 0427 to 0434
24.	Kheria Infotech LLP	1342	2131	6,0000	12.0000	A.R.A - II, Kolkata	24 th April, 2015	219832015	Book No. 1, 110 Volume No. 28, Page 1243 to 1270
		1348		6,0000		A.R.A - II, Kolkata	25 th April, 2015	1211102115	Book No. 1, 119 Volume No. 28 Page 1211 to 1214
25.	Lakshmi Group Health Private Limited	1314	3025	5,0004	11.1674	A.R.A - IV, Kolkata	25 th September, 2016	194210042016	Book No. 1, 117 Volume No. 1004-1016 Page 10034 to 10036



Ministry of State for the Republic of Turkey
Foreign Affairs, Dept. (Gen. Dir.) Cons. Gen.

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		1333		1,5000		A.R.A - IV, Kollera	17 th April, 2017	190405001-2017	Book No. 1, CD Volume No. 1914-2017, Page 170512 to 170512
26.	Lakshmi Hospitality & Farms Private Limited	1319	2315	4,9000	11,6000	A.R.A - IV, Kollera	1 st August, 2013	191405011-2016	Book No. 1, CD Volume No. 1914-2016, Page 176019 to 176019
		1317		1,0000		A.R.A - IV, Kollera	5 th November, 2014	191405008-2016	Book No. 1, CD Volume No. 1914-2016, Page 176019 to 176019
		1319		6,4000					
27.	Lakshmi Process Limited	1346	1838	4,4130	14,1480	A.R.A - II, Kollera	17 th April, 2013	190405012	Book No. 1, CD Volume No. 13, Page 4171 to 4171
		1346		1,3130		A.R.A - II, Kollera	13 th April, 2013	190405013	Book No. 1, CD Volume No. 13, Page 4311 to 4311
		1346		4,5000		A.R.A - I, Kollera	13 th April, 2013	190405014	Book No. 1, CD Volume No. 13, Page 3811 to 3811
28.	Lakshmi Realty Private Limited	1335	1761	7,5000	11,3100	A.R.A - II, Kollera	17 th April, 2013	190405017	Book No. 1, CD Volume No. 17, Page 3172 to 3172
		1337		4,0000		A.R.A - II, Kollera	14 th December, 2011	14,202011	Book No. 1, CD Volume No. 18, Page 3011 to 3123
29.	Lakshmi Steel Industries Private Limited	1335	1587	2,5000	11,5000	A.R.A - IV, Kollera	12 th April, 2013	190405011	Book No. 1, CD Volume No. 17, Page 1111 to 1111
		1342		4,0000		A.R.A - IV, Kollera	5 th November, 2013	190405011-2016	Book No. 1, CD Volume No. 1914-2016, Page 15500 to 15500
30.	Lakshmi Thermal Power Limited	1341	2912	1,1000	4,2370	A.R.A - IV, Kollera	2 nd August, 2016	191405010-2016	Book No. 1, CD Volume No. 1914-2016, Page 17117 to 17117
		1347		8,1370					
		1350		6,5180					
		1371		8,8520					
		1374		1,1700					



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	Lifeworld Decorators Private Limited	1518	1898	11,4000	11,4000	A.R.A - C, Kollam	16 th January 2012	007252013	Book No. 1, CD Volume No. 1, Pages 2044 to 2121
91	Lifeworld Decorators Private Limited	1547	1898	6,6700	11,4000	A.R.A - C, Kollam	14 th December, 2012	167042014	Book No. 1, CD Volume No.2, Pages 2044 to 2098
		1536		0,3500		A.R.A - C, Kollam	20 th April, 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
		1543		4,3300		A.R.A - C, Kollam	22 nd April 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
92	Lifeworld Decorators Private Limited	1545	2130	2,0000	22,3000	A.R.A - C, Kollam	22 nd April 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
		1547		2,0000		A.R.A - C, Kollam	23 rd April 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
93	Lifeworld Decorators Private Limited	1542	2139	6,3300	17,3000	A.R.A - C, Kollam	23 rd April 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
		1543		6,0000		A.R.A - C, Kollam	23 rd April, 2013	146702014	Book No. 1, CD Volume No.3, Pages 2044 to 2022
94	Moonlight Decorators Private Limited	1547	1967	2,0700	13,1700	A.R.A - C, Kollam	14 th September, 2013	000212014	Book No. 1, CD Volume No.1, Pages 2025 to 2116
		1536		0,3200		A.R.A - C, Kollam	20 th April, 2013	146702014	Book No. 1, CD Volume No.2, Pages 2025 to 2022
		1541		2,6700		A.R.A - C, Kollam	20 th April, 2013	146702014	Book No. 1, CD Volume No.2, Pages 2025 to 2022
95	Moonlight Decorators Private Limited	1547	2002	6,9222	11,6023	A.R.A - C, Kollam	22 nd January, 2014	009152014	Book No. 1, CD Volume No. 3, Pages 401 to 502
		1541		5,0000		A.R.A - C, Kollam	2 nd Aug, 2014	595702014	Book No. 1, CD Volume No. 4, Pages 503 to 5022
97	Moonlight Decorators Private Limited	1534	1909	10,0000	11,0000	A.R.A - C, Kollam	3 rd June 2013	000152013	Book No. 1, CD Volume No. 2, Pages 2025 to 2022
		1537		2,0000		A.R.A - C, Kollam	4 th August, 2013	1197102013	Book No. 1, CD Volume No. 3, Pages 2025 to 2022
10	Nightingale Decorators Private	1518	1773	11,9900	11,9900	A.R.A - C, Kollam	5 th February, 2012	001402012	Book No. 1, CD Volume No. 1, Pages 2025 to 2022



Administrative Division
Rajshahi, New Town, Dhaka 1000

16 FEB 1962

	Entity	Year				ADSR, Bangalore	15 th January, 2011	018402711	Book No. 1, CD Volume No. 1, Pages 911 to 925	
35.	Orlent Investment Private Limited	1535	1750	10.8918	11.6832	A.R.A - II, Kolar	25 th October, 2011	136237013	Book No. 1, CD Volume No. 34, Page 1455 to 1457	
		1750		6.8574		A.R.A - I, Kolar	22 nd October, 2011	74412011	Book No. 1, CD Volume No. 53, Page 4907 to 4922	
36.	Pillayar Trustee Private Limited	1347	1950	8.9070	10.2903	A.R.A - II, Kolar	20 th November, 2011	115157013	Book No. 1, CD Volume No. 47, Page 3330 to 3334	
		1116		10.3150						
		1539		1.1260		A.R.A - II, Kolar	4 th April, 2011	11779013	Book No. 1, CD Volume No. 21, Page 159 to 167	
37.	Prasa Builders Private Limited	1577	2279	2.8710	4.0203	A.R.A - I, Kolar	11 th May, 2011	741733357/2011	Book No. 1, CD Volume No. 1478-2011, Page 47308 to 47309	
		1246		0.7803		A.R.A - II, Kolar	19 th August, 2011	740217157/2011	Book No. 1, CD Volume No. 1478-2011, Page 113151 to 113155	
38.	Prasanna Housing Private Limited	1318	1910	8.4234	8.4184	A.R.A - I, Kolar	27 th June, 2011	019492013	Book No. 1, CD Volume No. 73, Page 0281 to 0283	
		1335		2.8000		A.R.A - I, Kolar	15 th May, 2011	192208357/2011	Book No. 1, CD Volume No. 1912-2011, Page 1891 to 1891	
39.	Pratyaalaya Private Limited	1835	2135	1.8770	9.2803	A.R.A - IV, Kolar	1 st September, 2011	190411157/2011	Book No. 1, CD Volume No. 1306-2011, Page 1607 to 1610	
		1104		4.8750		A.R.A - IV, Kolar	12 th February, 2011	190404157/2011	Book No. 1, CD Volume No. 1374-2011, Page 3417 to 3423	
40.	Pratibha Infracon LLP	400	2119	2.4000	11.8910	A.R.A - II, Kolar	12 th December, 2011	151917013	Book No. 1, CD Volume No. 77, Page 1684 to 1684	
		400		2.4000		A.R.A - II, Kolar	12 th December, 2011	151922011	Book No. 1, CD Volume No. 77, Page 1684 to 1684	



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ԵՐԱՅՈՒՆ, ԿԵՆՏՐԱԿԱՆ ԿՐԹԱԿԱՆԱԿՆԵՐԻ ԿՈՄԻՏԵ

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		1343		8,00,000		A.R.A - IV Kolkata	28 th August, 2017	14020479 2017	Book No. 1, CD Volume No. 1902-2017, Pages 16625 to 116479
45.	Parasmita Developers Private Limited	1338	1919	8,57,716	8,57,716	A.R.A - IV Kolkata	25 th June, 2017	085902019	Book No. 1, CD Volume No. 27, Pages 6379 to 6403
46.	Ramadhuta Properties Private Limited	1330		2,43,544		A.R.A - IV, Kolkata	12 th February, 2016	150-01496- 2016	Book No. 1, CD Volume No. 1904-2016, Pages 34119 to 34450
		1329	2346	7,16,532	10,57,584	A.R.A - IV Kolkata	12 th February, 2016	15000444- 2016	Book No. 1, CD Volume No. 1904-2016, Pages 34237 to 34247
		1336		1,08,412		A.R.A - IV, Kolkata	1 st July, 2017	15000079- 2017	Book No. 1, CD Volume No. 1904-2017, Pages 34625 to 34652
47.	Sankhu Builders LLP	1333		2,08,319		A.R.A - IV, Kolkata	24 December, 2016	190477016 2016	Book No. 1, CD Volume No. 1904-2016, Pages 17547 to 17549
		1341	2345	10,10,000	12,00,000	A.R.A - IV, Kolkata	15 th March 2017	190470402 2017	Book No. 1, CD Volume No., 1904-2017, Pages 17544 to 17575
48.	Instalment Housing Private Limited	1335	1257	10,10,000	10,10,000	A.R.A - IV, Kolkata	22 nd , February, 2016	190476702 2016	Book No. 1, CD Volume No. 1904-2016, Pages 16540 to 16548
49.	Retrodign Construction LLP	1340		0,91,13		A.R.A - IV, Kolkata	7 th July, 2016	190474802 2016	Book No. 1, CD Volume No., 1904-2016, Pages 16,400 to 16,417
		1339		8,76,56					
		1336		8,29,50					
		1332	3901	8,77,6	11,28,4	A.R.A - IV, Kolkata	4 th August, 2016	190474802 2016	Book No. 1, CD Volume No. 1904-2016, Pages 372411- 372506
		1333		0,48,53					
		140		0,56,37					
1340		0,38,51		A.R.A - IV Kolkata	11 th August, 2017	190476702 2017	Book No. 1, CD Volume No.		



Additional Director, S. C. Bhabha
Rajarhat, New Town, Kolkata 700 146

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Sl. No.	Name of the Company	1992		01.08.97						1994-2014, Pages 217467 to 217505
		1999		01.04.01						
		1990		1.7.990						
50.	Rajeev Real Estate Private Limited	1992	1897	55368	11.6591	A.R.A - II, Kulkarni	6 th September, 2015	11430-2312	Book No. 1, CD Volume No. 43, Pages 114 to 150	
		1992		55368						A.R.A - II, Kulkarni
51.	Srinivas Real Estate LLP	1998	3732	60100	12.0000	A.R.A - II, Kulkarni	29 th April, 2015	04990-2315	Book No. 1, CD Volume No. 43, Pages 150 to 178A	
		1998		60100						A.R.A - II, Kulkarni
52.	Srinivas Real Estate LLP	1990	3143	101000	10.0000	A.R.A - II, Kulkarni	17 June, 2015	140355600-2315	Book No. 1, CD Volume No. 43, 2015, Page 11209 to 11232	
53.	Srinivas Real Estate Private Limited	1997	3042	11.5234	11.5234	A.R.A - II, Kulkarni	20 th May, 2015	1002.5.1501-2315	Book No. 1, CD Volume No. 1901-2015, Pages 11234 to 1125	
54.	Srinivas Real Estate Private Limited	1991	1961	54678	10.3224	A.R.A - II, Kulkarni	25 th November, 2015	15014-2317	Book No. 1, CD Volume No. 43, Pages 113 to 124	
		1996		61879						
		1997		62400						
		1998		61950						
		1998		62914		A.R.A - IV, Kulkarni	24 th January, 2017	160355600-2317	Book No. 1, CD Volume No. 1998-2017, Pages 2-515 to 2-562	
55.	Srinivas Real Estate Private Limited	1995	1899	101000	11.9101	A.R.A - II, Kulkarni	17 th April, 2015	140355600	Book No. 1, CD Volume No. 43, Pages 1126 to 1140	
		1997		16100						A.R.A - IV, Kulkarni
56.	Srinivas Real Estate Private Limited	1998	2201	6.2391	6.2391	A.R.A - IV, Kulkarni	6 th October, 2015	19010.990-2315	Book No. 1, CD Volume No. 1901-2015, Pages 2232 to	



Atmendra Kumar Singh,
Regional, New Delhi, Home Dept.

10 FEB 1954

									2211
		1347		1.9368		A.R.A. IV, Kolkata	30 th March, 2017	190402513 2017	Book No. 1, CD Volume No. 1994-2017, Pages 101359 to 101369
		1359		2.4642		A.R.A. IV, Kolkata	1 st September, 2017	190402813 2018	Book No. 1, CD Volume No. 1994-2017, Pages 328278 to 328311
		1359		0.5772		A.R.A. IV, Kolkata	21 st September, 2017	190400972 2018	Book No. 1, CD Volume No. 1994-2017, Pages 129061 to 12927
		1799		1.1544		A.R.A. IV, Kolkata	21 st September, 2018	190401072 2018	Book No. 1, CD Volume No. 1994-2017, Pages 12701 to 12778
		1719		1.1304		A.R.A. IV, Kolkata	21 st September, 2018	190401172 2018	Book No. 1, CD Volume No. 1994-2017, Pages 12797 to 12828
		1359	2204	0.5772	7.1042	A.R.A. IV, Kolkata	21 st September, 2017	190400972 2018	Book No. 1, CD Volume No. 1994-2017, Pages 12816 to 12828
		1359		1.2204		A.R.A. IV, Kolkata	21 st September, 2017	190401172 2018	Book No. 1, CD Volume No. 1994-2017, Pages 11962 to 11984
		1349		1.1158		A.R.A. IV, Kolkata	17 th March, 2018	190406650 2018	Book No. 1, CD Volume No. 1994-2017, Pages 11999 to 12018
		1792		0.4888		A.R.A. IV, KOLKATA	7 th May, 2018	190402860 2018	Book No. 2, CD Volume No. 1994-2017, Pages 161-01 to 16142E
		1359		0.1772		A.R.A. IV, KOLKATA	2 nd February, 2017	190402172 2017	Book No. 1, CD Volume No. 1994-2017, Pages 14341 to 14383
		1349		1.6772					



AGENCIJA ZA ZAŠTITU I
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KUPINE, NOV 744, NOV 24-44

16 FEB 2018

58.	Kette Systems Private Limited	1938	1715	60992	11.1750	A.R.A - II, Hyderabad	22 nd September, 2010	1997/02/010	Book No. 1, CD Volume No. 14, Page 1950 to 1950
		1931		41091		A.R.A., Hyderabad	22 nd September, 2010	20/01/2010	Book No. 1, CD Volume No. 14, Page 1951 to 1951
59.	Standard Commercial Finance Limited	1920	1770	10542	11.6992	A.R.A - II, Kolkata	25 th October, 2010	1182/2010	Book No. 1, CD Volume No. 54, Page 1751 to 1751
		1918		11012		A.R.A - II, Kolkata	20 th January, 2012	0724/2012	Book No. 1, CD Volume No. 54, Page 1751 to 1751
		1920		21089		A.R.A - II, Kolkata	20 th January, 2012	0724/2012	Book No. 1, CD Volume No. 54, Page 1751 to 1751
		1945		0.8409		A.R.A - II, Kolkata	20 th November, 2012	11/04/2012	Book No. 1, CD Volume No. 47, Page 1644 to 1645
		1935		1.0142		A.R.S.R. Hyderabad	1 st July, 2012	0500/2012	Book No. 1, CD Volume No. 42, Page 1525 to 1525
		1938		1.0343		A.R.S.R. Hyderabad	4 th July, 2012	0605/2012	Book No. 1, CD Volume No. 42, Page 1525 to 1525
		1935		1.0343		A.R.S.R. Hyderabad	4 th July, 2012	0605/2012	Book No. 1, CD Volume No. 42, Page 1525 to 1525
		1935		1.0343		A.R.S.R. Hyderabad	4 th July, 2012	0605/2012	Book No. 1, CD Volume No. 42, Page 1525 to 1525
		1938		1.0343		A.R.S.R. Hyderabad	4 th July, 2012	0605/2012	Book No. 1, CD Volume No. 42, Page 1525 to 1525
60.	Sahajan Computer Private Limited	1938	1710	02100	11.3542	A.R.A., Hyderabad	20 th July, 2010	07/02/2010	Book No. 1, CD Volume No. 3, Page 504 to 504
		1938		10000		A.R.S.R. Hyderabad	3 rd August, 2010	09/07/2010	Book No. 1, CD Volume No. 13, Page 689 to 689
		1920		1.0043		A.R.A - II, Kolkata	7 th July, 2010	1900/07/2010	Book No. 1, CD Volume No. 13, Page 689 to 689
61.	Software Developer Private Limited	1949	2263	18.0000	11.1000	A.R.A - II, Kolkata	2 nd December, 2016	1924/1571/2016	Book No. 1, CD Volume No. 194-2015, Page 5715 to 5730
62.	Software Development LLP	1951	3129	2.0020	3.0104	A.R.A - II, Kolkata	21 st August, 2013	1907/04/2013	Book No. 1, CD Volume No. 193-2015, Page 15790 to 15825



ADMINISTRATIVE SECTION
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16 FEB 2008

		130		1,7180		A.R.A - II, Kolkata	21 st August, 2013	10020-1167 2013	Book No. 1, CD Volume No. 1462-2013, Pages 115-117 to 11515
		130		4,9181		A.R.A - IV, Kolkata	17 th September, 2013	10040-0044 2013	Book No. 1, CD Volume No. 1024-2013, Pages 202, 238 to 239, 253
53.	Sanyam Projects LLP	1341	3134	6,0314	13,5000	A.R.A - II, Kolkata	25 th April, 2013	06490213	Book No. 1, CD Volume No. 31, Pages 204 in 2013
		1341		6,0001		A.R.A - II, Kolkata	25 th April, 2013	06490213	Book No. 1, CD Volume No. 31, Pages 204 in 2013
54.	Thakral Management LLP	1382	3144	1,2011	6,9000	A.R.A - I, Kolkata	1 st June, 2013	10020-0444 2013	Book No. 1, CD Volume No. 1472-2013, Pages 275 to 281
		1384		4,2001		A.R.A - I, Kolkata	1 st June, 2013	10020-0444 2013	Book No. 1, CD Volume No. 1472-2013, Pages 281 to 282
55.	Thakral Real Estate LLP	1342	3146	6,1911	1,34100	A.R.A - II, Kolkata	25 th April, 2013	064902013	Book No. 1, CD Volume No. 31, Pages 204 to 208
		1343		6,0001		A.R.A - II, Kolkata	25 th April, 2013	064902013	Book No. 1, CD Volume No. 31, Pages 207 in 2013
56.	Ujjwal Builders Private Limited	1358	3264	7,2000	11,3410	A.R.A - IV, Kolkata	6 th March, 2013	10040-0545 2013	Book No. 1, CD Volume No. 1944-2013, Pages 281 to 281, 282
		1344, 1349 & 1351		1,1001		A.R.A - IV, Kolkata	17 th March, 2013	10040-0545 2013	Book No. 1, CD Volume No. 1944-2013, Pages 281 to 282, 284
		1349, 1349 & 1351		1,0200		A.R.A - IV, Kolkata	21 st March, 2013	10040-0545 2013	Book No. 1, CD Volume No. 1944-2013, Page 284 to 284



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Journal, New Journal 1-24-60.

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		1239 1230 & 119		2496		A.R.A - IV, Kolkata	1 st July, 2015	10446114 2015	Book No. 1, CD Volume No. 1904-2013, Pages 21587 to 22660
67	Vedra Infraam LLP	1136	2133	64000	12,000	A.R.A - II, Kolkata	29 th April, 2015	549522013	Book No. 1, CD Volume No. 19, Pages 1719 to 1727
		1545		3,000		A.R.A - III, Kolkata	28 th April, 2015	719222013	Book No. 1, CD Volume No. 23 Pages 2445 to 2451
		1568		3,000		A.R.A - I, Kolkata	20 th April, 2015	045702013	Book No. 1, CD Volume No. 20 Pages 1859 to 1862
68	Uttamga Biliter Private Limited	1162	1856	5,800	13,560	A.R.A - I, Kolkata	5 th September, 2015	114175013	Book No. 1, CD Volume No. 45, Pages 81 to 88
		1112		5,630		A.R.A - II, Kolkata	6 th September, 2015	114175013	Book No. 1, CD Volume No. 45, Pages 89 to 91
69	Uttamga Infra LLP	1139	2344	12,300	13,353	A.R.A - IV, Kolkata	6 th December, 2015	10041180 2015	Book No. 1, CD Volume No. 1204-2013, Pages 42467 to 42497
70	Wardham Dahar Private Limited	1147	1859	9,354	9,354	A.R.A - II, Kolkata	6 th September, 2015	114212112	Book No. 1, CD Volume No. 45, Pages 94 to 107
		1342				A.R.A - III, Kolkata	7 th September, 2015	114212112	Book No. 1, CD Volume No. 45, Pages 108 to 112
		1515				A.R.A - II Kolkata	6 th September 2015	114212112	Book No. 1, CD Volume No. 45, Pages 113 to 163
71	Vedra Infra Private LLP	446	2108	3,400	11,200	A.R.A - II, Kolkata	12 th December, 2014	10446114	Book No. 1, CD Volume No. 19, Pages 2219 to 2221
		446		3,400		A.R.A - I, Kolkata	12 December, 2014	10446114	Book No. 1, CD Volume No. 19, Pages 2222 to 2223
		446		3,400		A.R.A - I, Kolkata	12 th December, 2014	10446114	Book No. 1, CD Volume No. 19, Pages 2224 to 2225
		1215		3,000		A.R.A - II, Kolkata	28 th April, 2015	10226212 2015	Book No. 1, CD Volume No. 1902-2013, Pages 11642 to



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									11634
72	Sangay Kumar Jethi Private Ld. 177 E. Road, Kolkata - 700 009	1779	1084	4,84,16	73,42,18	A.I.S.E. Bihar	7 th May, 2010	1024100000	Book No. 1, CD Volume No. 5, Pages 337 to 351
		1838		8,39,90		A.I.A. - IV, Kolkata	12 th November, 2010	1024100702 015	Book No. 1, CD Volume No. 1314-1315, Pages 19207 to 19208
73	Suman Jethi 211 A, Justice Dey Road, Salt Lake, Kolkata - 700 100	1778	274	4,31,14	42,21,15	A.I.A. - IV, Kolkata	21 st October, 2010	1024100001 015	Book No. 1, CD Volume No. 1314-1315, Pages 17171 to 17172
74	Blue Eagle Villas Pvt. Ltd. Ltd., Anandpur Street, TRPL Tower, 81 E. Road, Kolkata - 700 001	1759	2583	11,11,10	11,11,10	A.I.A. - IV, Kolkata	15 th February 2010	1024100002 015	Book No. 1, CD Volume No. 1314-1315, Pages 19209 to 19210
75	Ely Stone Pvt. Ltd., 17B, Anandpur Street, TRPL Tower, 81 E. Road, Kolkata - 700 001	447	1065	1,94,00	11,11,10	A.D.S.B., Bihar	21 December, 2010	1024100001	Book No. 1, CD Volume No. 1, Pages 1117 to 1122
		447		3,61,50		A.T.M., Bihar	7 th January, 2011	1024100001	Book No. 1, CD Volume No. 1, Pages 1157 to 1161
		447		3,10,00		A.D.S.B., Bihar	0 th March, 2011	1024100001	Book No. 1, CD Volume No. 5, Pages 1170 to 1176
		1533		1,10,24		A.I.A. - IV, Kolkata	17 th August, 2010	1024100002 015	B. & P. No. 1, CD Volume No. 1024 2010, Pages 23183 to 23184
		1214		1,8,77					
76	Patula Engineers Pvt. Ltd. 202, Naray Ganguly, 25-31, 1st, 77 Kanchi Road, Kolkata - 700	1759	2241	14,11,15	15,11,10	A.I.A. - IV, Kolkata	12 th February, 2010	1024100002 015	Book No. 1, CD Volume No. 130-1301, Pages 1021 to 1025



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~~Authorized Personnel Only - No Distribution~~

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	72									
		Brasellata Kathires Per, L12, L13, Junction Street, TRPL Tower, 6th Floor, Kolkata - 700 041	1324	2264	961034	101003	A.C.A - IV, Kolkata	12 th Feb- 2016	1904021402- 210	Block No. 1, CD Volume No. 1904-2016, Page 54580 to 54137
	73	Shimant Promotion Pvt. Ltd., L11, Armeda Road, TRPL Tower, 6th Floor, Kolkata - 700 041	1324	3368	96564	96568	A.C.A - IV, Kolkata	12 th February 2016	1904021402- 010	Block No. 1, CD Volume No. 1904-2016, Page 54580 to 54542
	70	Shimant Promotion Pvt. Ltd., L11, Armeda Road, TRPL Tower, 6th Floor, Kolkata - 700 041	1324	3367	191400	191400	A.C.A - IV, Kolkata	12 th February, 2016	1904021402- 010	Block No. 1, CD Volume No. 1904-2016, Page 54580 to 54137
					500.1619	2				

The Jtnd Schedule Above Referred To

(Specifications)

Living Room / Dining Area

Flooring : Vitified 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



Alamat: Gedung 50, Komplek
Santia III, Jl. Raya, Jakarta

16 FEB 1968

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

Electrical : Modular switches (Schneider/ Havello/ 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 aluminum windows open able & fix combination

Electrical : Modular switches (Schneider/Havello/Anchor or 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 aluminum windows open able & fix combination

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

Kitchen

Flooring : Ceramic tiles



NSA (R) 511-100-01 (Rev. 10-1-78)
Signal, New York, NY 10004

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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/ Havells/ Amcor or equivalent make) and copper wiring

Toilets

Flooring : Ceramic tiles
Wall : Ceramic tiles up to 7 ft height
Ceiling : Wall Putty (Ready to Paint)

Door

Door frame : Sal wood frames
Shutter : Flush doors
Sanitary ware & CP : Sanitary ware Kohler/Rozz/Jaquar/Parryware (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 light insulation

Door

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



Министерство Обороны Республики Казахстан
Алматы, Нов. пер. №10 24-РД

16 FEB 2009

Stairs :

Main stairs : Kota stanes

Service staffs : Kota stanes

Additional Facility

Inter cum system : Apartments to apartment B & I service areas

Security system : CCTV camera surveillance

Power back up : For common areas only

The Fourth Schedule Above Referred To

(Title Deeds)

Sr. no.	Collocation	Dug. no.	Area (Sqm)	Total area (Sqm)	Registry office	Date of registration	Deed No.	Registry details
1	Fair/Link Development (F/L)	1309	13575	52252	A.R.A - IV, Kolkata	16 Sep 2015	190100537/2015	Book No. 1, CD Volume No. 1504, 2115 Page 10251 to 10261, LR. Khatian No. 2170, Mouza - Tinkari, P.S. Balasore, ADAR Bhubaneswar, IL
2		1310, 1311 & 1312	12915		A.R.A - IV, Kolkata	21-Sep-2015	190100574/2015	Book No. 1, CD Volume No. 1504, 2115 Page 10262 to 10264, LR. Khatian No. 2175, Mouza - Tinkari, P.S. Balasore, ADAR Bhubaneswar, IL
4		1340, 1365 & 1367	11765		A.R.A - IV, Kolkata	21-Sep-2015	190100576/2015	Book No. 1, CD Volume No. 1504, 2115 Page 10265 to 10267, LR. Khatian No. 2201, Mouza - Tinkari, P.S. Balasore, ADAR Bhubaneswar, IL



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Abdullah Usman, M.D., Ph.D.
Sajarah, No. 1000, No. 20 Pq

16 FEB 2019

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4		340, 1361/6 137	G 0965		A.Z.A. - IV, K. Data	27 Feb 1975	1974-09-07 /2105	Book No. 1, 111 Volume No. 136, 2015, Page 1264 - to 1307 L.R. Khatim No. 1315 - 1319 Tahsilat No. Khatim 4, 1975 Mithamagar, J. 1975
5		150, 151 & 151	D 2669		A.E.A. - IV, K. Data	27 Feb 1975	1974-08-19 /2075	Book No. - 613 Volume No. 1501 2015, Page 1264 to 1270, L.R. Khatim No. 1195, Mithamagar - Mithamagar, J. 1975
								Hathim, - 2075 Khatim No. 11 No. 10, K. 116 Local 11 Dist. 24 PGS (North) Book No. - 11 Volume No. 1004 - 2015, Page 1270 & 1270, L.R. Khatim No. 1975 Mithamagar - Mithamagar, K. Khatim, 4, 1975 Mithamagar, J. 1975
6		149, 151 & 151	L 1965		A.Z.A. - IV, K. Data	27 Feb 1975	1974-09-07 /2105	Book No. 1, 111 Volume No. 136, 2015, Page 1264 - to 1307, L.R. Khatim No. 1315 - 1319, Tahsilat Khatim 4, 1975 Mithamagar, J. 1975
7		1301	L 1300		A.Z.A. - IV, K. Data	27 Feb 1975	1974-09-07 /2105	Book No. 1, 111 Volume No. 136, 2015, Page 1264 - to 1307, L.R. Khatim No. 1315 - 1319, Tahsilat Khatim 4, 1975 Mithamagar, J. 1975
8	Gleahab Infrapina (?) L11	134:	L 1965	1965:	A.Z.A. - IV, K. Data	27 Feb 1975	1974-09-07 /2105	Book No. 1, 111 Volume No. 136, 2015, Page 1264 - to 1307, L.R. Khatim No. 1315 - 1319, Tahsilat Khatim 4, 1975 Mithamagar, J. 1975



REPUBLIC OF INDONESIA
KEMENTERIAN KEBUDAYAAN

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		197	500		A.T.A. Tr. Kolkata	19-Feb-2015	12/00140 1976	Track No. 1-CTD Volume No. 134- 20th Page Serial No. 455, 1.75 Kolkata No. 134 13000 - Durgam P.O. Rajpur, 455 Kolkata, T. NO. 19.02.2015 (Date) 145 2015/02/15/134
10	Blue Arrow Buildcon (P) Ltd	1357	12/003	11/131	A.T.A. Tr. Kolkata	12-Feb-2015	12/00140 1976	Track No. 1-CTD Volume No. 134- 20th Page Serial No. 455, 1.75 Kolkata No. 134 13000 - Durgam P.O. Rajpur, 455 Kolkata, T. NO. 19.02.2015 (Date) 145 2015/02/15/134

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ДОНИКИЕ НАУКИ И ТЕХНИКА
РАДИОТЕХНИКА, 1960, № 24-25

16 FEB 1960

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11	Glasseye Infraplaza (P) Ltd	1357	10/100	11/100	AJIA - IV, Kolkata	12-21-21/1	525042/216	Book No. 100 Volume No. 100 Page 1251-10/100, I.R. Electric No. 1522 Meters - Mukherji 78, Barabati, 42/2 Bhadrakumar II NO 10, B.921a, Street 145 Dist. 24/12/1998
12	প্রিন্সিপাল রিসার্চ পাবলি	1358	10/100	10/100	AJIA - IV, Kolkata	12-21-21/1	525042/216	Book No. 100 Volume No. 100 Page 1251-10/100, I.R. Electric No. 1522 Meters - Mukherji 78, Barabati, 42/2 Bhadrakumar II NO 10, B.921a, Street 145 Dist. 24/12/1998



SECRETARIA REGIONAL DE SALUD
Santiago, Chile - Regional
Santiago, Chile - Regional

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13	Plentyvalley Properties (P) Ltd	1358	10-1000	100000	A 11.4 - 11, Kuluah	12-11-2011	1000040 1000	Book No. 177 Volume No. 199 - 200, Page 1004 m. 2000 T. R. Khatun No. 1000, Khatun - 1000, P.S. Baramulla, Dist. Wular, J.L. 10 10, R 52nd Tera 10 Dist. 21/05/2011
14	Sybilani Pifapajats 21P	136	4310	22000	A 5.2 - 11, Kuluah	12-11-2011	1000074 1000	Book No. 177 Volume No. 199 - 200, Page 1004 m. 2000 T. R. Khatun No. 1000, Khatun - 1000, P.S. Baramulla, Dist. Wular, J.L. 10 10, R 52nd Tera 10 Dist. 21/05/2011
15		136	4000		A 8.4 - 1, Xefora	2. June 2012	1000079 1000	Book No. 177 Volume No. 199 - 200, Page 1004 m. 2000 T. R. Khatun No. 1000, Khatun - 1000, P.S. Baramulla, Dist. Wular, J.L. 10 10, R 52nd Tera 10 Dist. 21/05/2011



Additional District Four Reg. No.
Baikhai, New Town North 24-798

1 6 FEB 2018

16		1973	1000		233-11 Kafaru	30 Jan 2015	140000/28 2015	Title No. 121 Volume No. 402 Page 015 NSRS 132634, 13 700/24/11/0611 M/S. A. Tindim P.O. Box 446 Nairobi Kilimanjaro, J.
				65,8132				

The Fifth Schedule Above Referred To
[Powers]

- To defend possession of each of the Land Parcels comprising the Subject Land and every part thereof and the Access Road, and also to mortgage, maintain and administer the Project and all the building(s)/improvement(s) structure(s) to be constructed thereon and every part thereof;
- To ward off, prohibit, and if necessary, proceed against the appropriate form of law against trespassers and/or encroachers, if any, and to take appropriate legal steps;
- To have the soil tested and to measure/survey area of the Land Parcel comprising the Subject Land;
- To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, draftsmen, quantity surveyors, service providers etc and other Persons or Persons as may be required from time to time, and to make his/her/his/their appointment and to appoint any other Person in his/her/his/their place and name for the aforesaid purposes, and to settle and pay their fees and/or compensation;
- To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Subject Land together with any modification/amendment/revision/supplement thereto from time to time to submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or parliament, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid 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;
- To appear and represent each of the Owners before any 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 such as, HUDA, Black



Administrative Services Division
Records Management Section

16 FEB 1978

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- Land & Land Reform Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the enforcement 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, or any matter connected with any of the Land Parcels comprising the Subject Land under the Access Deed including the Developer and further to apply for and obtain any approvals, sanctions, permissions etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertakings, forms, affidavits and papers as may be necessary or required from time to time.
7. To pay the fees, charges, sanctions and/or deposits and/or consents and such other charges and/or permissions from the concerned authorities as may be necessary and/or expedient for the aforesaid and/or modification, alteration etc. of the building plan, to receive return of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the necessary certificate(s) and/or the completion certificate(s).
 8. To submit and take delivery of the Title Deed 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 electrically, gas, water, sewerage, drainage, tube well, generation, etc. and/or connections of any other facility and/or utility, in and/or to the Subject Land under the Project and/or to make alterations therein, and to close down and/or to have the same abandoned, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans and/or all other tests, 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 cables and telegraph cables and underground and over-head (as the case may be) on such terms and conditions as may be dictated 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 ask, demand, sue for recovery and receive of and from all Persons and/or Governmental Authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or rights or interests or a balance, if or relating to or accruing to any of the Land Parcels comprising the Subject Land and/or the proposed development thereof whatsoever.
 12. To file, initiate, prosecute, enforce, defend, oppose and all such writ, petitions, actions, demands, legal proceedings (whether civil or criminal), appeals and in



NATIONAL BUREAU OF STANDARDS
Gaithersburg, Md. 20899-0001

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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 Eminent Rights, including acquisition/requisition/leasing of any part or portion of the Subject Land, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon such of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or transfer any dispute to arbitration if the Developer may deem fit and proper, and further to deposit the evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.

13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, claims, petitions, written statements, means 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 Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, writs and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or in this Agreement including but not limited to NHTCO.
15. To negotiate, buy, sell and/or transfer and/or convey a share or shares and/or the whole or part with and/or mortgages and/or charge and/or to authorize any part or portion of any of the Land Parcels comprising the Subject Land and/or any individual share and/or interest in thereof and/or any building(s)/improvement(s) etc. which may be constructed, erected, made, any etc. or portion thereof and/or any of the several easements (open and/or covered) thereon, in accordance with the terms of this Agreement, or such terms and to such Persons as the Developer may deem fit and proper and to execute and sign and/or the execution of the same and/or in the event thereof for such other purposes as may be directed by the Developer.
16. To grant rights over the respect of the access Road including the Culvert in favour of the identified Person(s) for the purposes stipulated in this Agreement.
17. To do, execute and perform all acts, deeds and things necessary to the Realization.
18. To sign, execute, enter into, make, cause, alter, draw, approve, present for registration and affirm the execution of all papers, deeds, contracts, certificates, conveyance deeds, leases, grants, gifts, assignments, applications, declarations and all other documents in connection with any of the Land Parcels comprising the Subject Land and/or any part or portion thereof, and also, in the said Transfer, lease, license, assignment, mortgage, creation of any Easement etc. in/with respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof and/or any individual share and/or interest therein and/or any

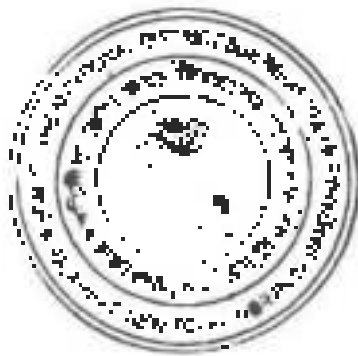


NSA/CSS (R) - Security Information
NSA/CSS (S) - Source Information

15 FEB 2019

Building(s)/improvement(s) etc. which may be constructed thereon under any part or parts of the said and/or any of the several mortgages (both and/or amended) hereon, in accordance with the terms of this Agreement, on such terms and to such Person(s) as the Developer may deem fit and proper under for such other purposes as may be deemed fit by the Developer.

19. To sign, execute, enter into, modify, amend, etc. etc. documents present for registration and admit execution of all papers, deeds, documents, contracts, agreements, assurances, affidavits, declarations and all other documents in connection with the Access Deed including the Submittal in accordance with the terms of this Agreement, on such terms and to such identified Person(s) as the Developer may deem fit and proper.
20. To arrange for financing of the project (project) through from any Banks and/or Financial Institutions for 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 Owner in favor of any bank/ financial Institution by deposit of original title deeds of the said project land and the originals of all documents and documents by way of English Mortgage and/or by executing Single Mortgage and/or by creating English mortgage. Further the Developer shall avoid change in ownership of the share of revenue or allocation in the project without creating any charge of liability in respect of Owner's share of revenue or owner's allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above obligation, including executing later vesting receipt of title deeds, confirmation of deposit title deeds, release 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, assurances, deeds, declarations and all other documents in connection with rectification 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 the portions of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/ improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land including the units, 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 Intending Transferee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of any and/or portion of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land and/or the space thereon/therein in any manner whatsoever, and also on non payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.



Administrative Office of the President
Registral, New York, Form 24-144

16 FEB 1968

24. To appear and represent each of the Owners before all authorities for fixation 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 file appeals, suits 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 appeals and appeals before all the concerned authorities including the courts of competent jurisdiction envisaged for the fixation of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land and/or the reasonable 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 and/or the Project and/or dealing with each of the Land Parcels comprising the Subject Land and/or the construction thereof and/or the Access Road including the Culvert.
 27. To appear and represent each of the Owners before any Army Public Register of Assurances and/or any other Register having jurisdiction over the Land Parcels comprising the subject Land and/or the Access Road including the Culvert, Metropolitan Magistrate, each commissioner(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 effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mulla lawyers, etc. as to be mutually self appointment from time to time and to appoint others.
 29. To do all acts, deeds and things concerning the authorities granted herein under this Agreement in respect of each of the Land Parcels comprising the Subject Land and the Access Road and the Culvert.
 30. To make representation 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 retaining and maintaining the representations and warranties made by the Owners herein in this Agreement.
 31. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to make any of such appointments.
- And Generally 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 hands and seals.



Additional District Magistrate
Jaisalmer, N.W. Frontier, India

16 FEB 1968

In Witness Whereof each of the Parties herein have set and subscribed their respective hands and seals on this 23rd day of November 2017.

Executed and Delivered by the Owners of
Sokala in the presence of

The Common Seal of the Owner No. 1 has
been hereunto affixed pursuant to a
resolution passed by its Board of Directors
dated 23rd day of November, 2017, in the
presence of Mr. Pankaj Hude who has
signed these presents in token thereof.

RAJESH INFRA PROJECT PRIVATE LIMITED

[Signature]

Authorized Signatory

Rajesh Infra Project Private Limited
(Owner No. 1)

The Common Seal of the Owner No. 2 has
been hereunto affixed pursuant to a
resolution passed by its Board of Directors
dated 23rd day of November, 2017, in the
presence of Mr. Pankaj Hude who has
signed these presents in token thereof.

GLOBAL INFRA PROJECT PRIVATE LIMITED

[Signature]

Authorized Signatory

Global Infra Project Private Limited
(Owner No. 2)



ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ
БІЛІМ, ҒЫЛЫМ ЖӘНЕ САПА ҚАДЫРЛАУ
МИНИСТРЛІГІ

1 6 6 6 6

The Common Seal of the Owner No. 3 has been lawfully affixed pursuant to a resolution passed by its Board of Directors dated 29th day of November, 2017, in the presence of Mr. Parag Datta who has signed these presents in token thereof.

Blue Arrow Buckhorn Private Ltd.
Parag Datta
Director

Blue Arrow Buckhorn Private Limited
(Owner No. 3)

The Common Seal of the Owner No. 4 has been lawfully affixed pursuant to a resolution passed by its Board of Directors dated 29th day of November, 2017, in the presence of Mr. Parag Datta who has signed these presents in token thereof.

Glassco Infra Private Ltd.
Parag Datta
Director

Glassco Infra Private Limited
(Owner No. 4)



For information contact the nearest
Regional Office, Room 1300, South Building

1 FEB 1964

The Common Seal of the Order No. 5 has been hereunto affixed pursuant to a resolution passed by its Board of Directors dated 23rd day of November, 2017, in the presence of Mr. Pardeep Singh who has signed these presents in token thereof.

पेट्रोल निराम प्रा. लि.

Younis Raza
Authorized Signatory

Petrol Niram Private Limited
(Order No. 5)

The Common Seal of the Order No. 6 has been hereunto affixed pursuant to a resolution passed by its Board of Directors dated 23rd day of November, 2017, in the presence of Mr. Pardeep Singh who has signed these presents in token thereof.

प्लेनट्री वैली प्रॉपर्टीज प्रा. लि.

Younis Raza
Authorized Signatory

Planty Valley Properties Private Limited
(Order No. 6)



~~Kepala Dinas Kesehatan Sekeloa
Diponegoro, 15 Februari 1912~~

15 FEB 1912

The Common Seal of the Owner No. 1 has been herewith affixed pursuant to a resolution passed by its Board of Directors dated 21st day of November, 2017, in the presence of Mr. Prakash Datta who has signed these presents in token thereof.

1. *Prakash Datta*
2. *Rohit Kumar Sharma*

SANTAINATH INFRA PROJECTS LLP
Sanjay Bhatnagar
 Partner
 Santainath Infra Projects LLP
 (DIN No. 02230002)

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

The Common Seal of the Developer has been herewith affixed pursuant to a resolution passed by its board of Directors 1st day of November, 2017 in the presence of Mr. Sandeep Kumar Dugar who has signed these presents in token thereof.

PS Group Realty Pvt. Ltd.
Sandeep Kumar Dugar
 Director's authorized signatory
 PS Group Realty Private Limited (Developer)

Witness:

1. *Shyam Saha*
 102, Kanchi Bazar, Kolkata-700001
 2. *Rohit Kumar Sharma*
 1/A, Mahanagar Colony, West Bengal
- MANIR UZ JAMAN*
 MD. MANIR UZ JAMAN
 1/Anwar No. DW-1-53
 Residential: Mahanagar Colony
 Rajarhat, Kolkata - 700133
 Mobile No. 9830000000



~~CONFIDENTIAL - SECURITY INFORMATION~~
NIST Special Publication 800-115

16 FEB 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



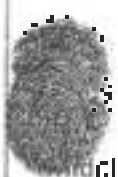
Paul D. Smith



Thumb



Index



middle



ring



little

LEFT HAND



Thumb



Index



Middle



ring



Little

RIGHT HAND



James D. Smith



Thumb



Index



Middle



ring



Little

LEFT HAND



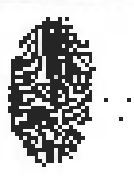
Thumb



Index



Middle



ring



Little

RIGHT HAND

Little

Ring

Middle

Fore

Thumb

LEFT HAND

Thumb

Fore

Middle

Ring

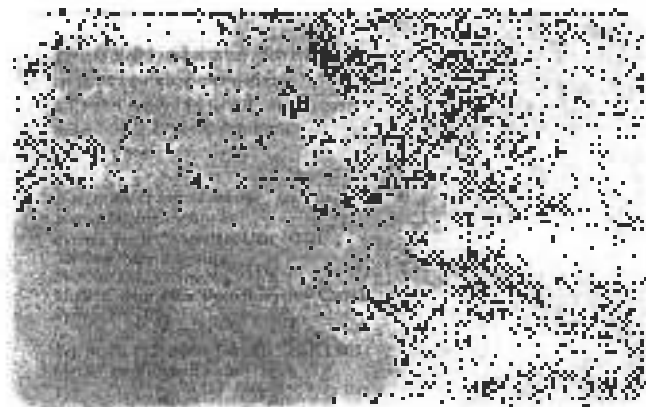
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RIGHT HAND

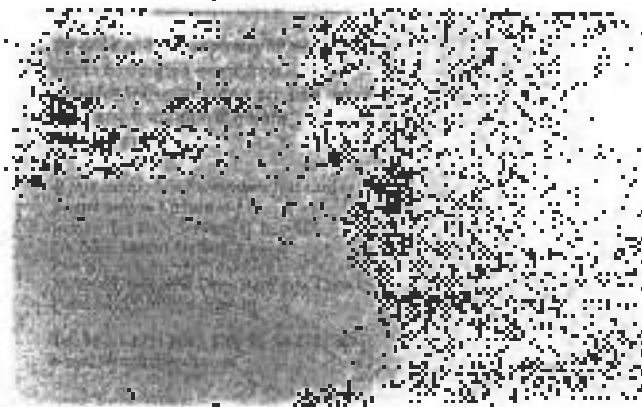


~~Ambikaveti District Sub-Registry
Rajahmundry, N.S. Temp. No. 27-1-14~~

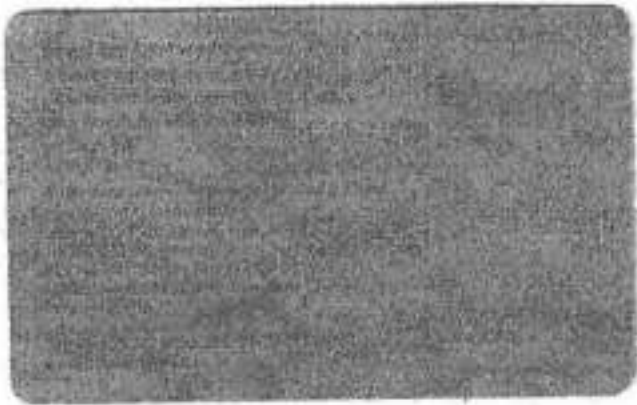
1 FEBRUARY


















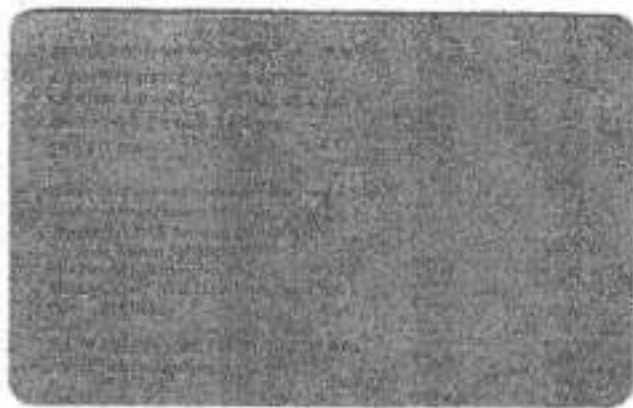
आयकर विभाग
INCOME TAX DEPARTMENT
PUNJ VALLEY PROPERTIES
PRIVATE LIMITED
16/09/2015
K A I C P 2693 M

भारत सरकार
GOVT. OF INDIA



[REVERSE SIDE OF THE CARD]

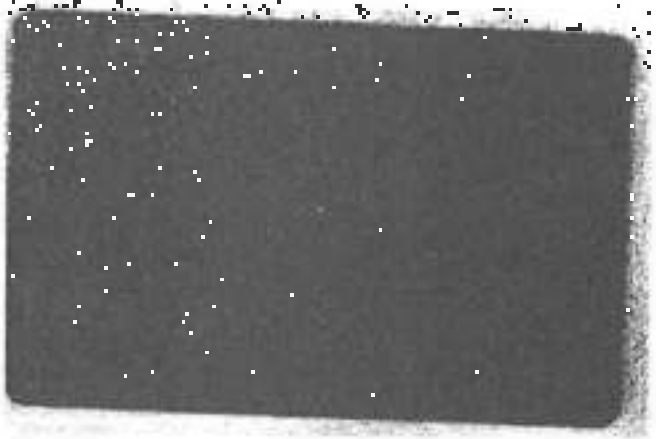




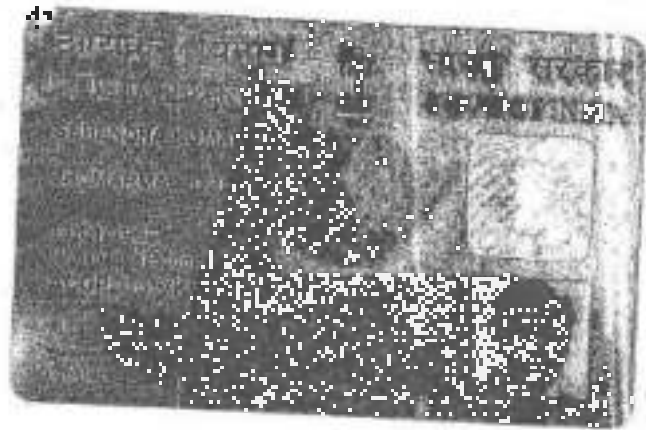




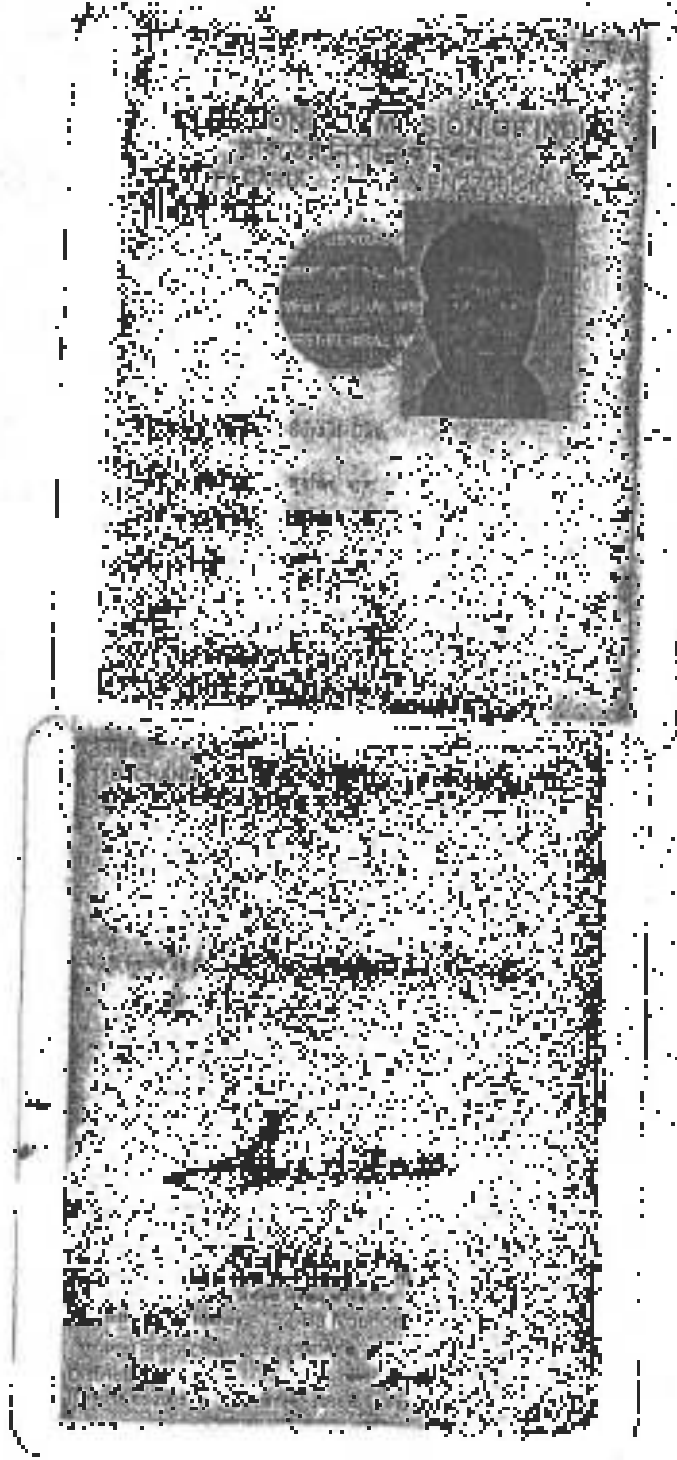














Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201710 017755001-1
 GRN Date: 13/02/2018 19:54:50
 BRN: B-50220180498-91
 Payment Mode: Online Payment
 Bank: State Bank
 BRN Date: 5/12/2018 2:33:03

DEBITOR'S DETAILS

Name: MT MANZUR UZ ZAMAN
 Contact No.:
 E-mail:
 Address: SOHANWADI
 Applicant Name: MT MANZUR UZ ZAMAN
 Office Name:
 Office Address:
 Status of Depositor:
 Purpose of payment / Remarks: Development agreement of construction agreement

PAYMENT DETAILS

Sl. No.	Particulars	Amount	Total
1	Property Registration Fee	100000.00	100000.00
2	Stamp Duty	100000.00	200000.00
Total			200000.00

In Words: Rupees (Rs.) Twenty Four Thousand Only
 Total: 200000.00



Major Information of the Deed

Deed No.	1-1623-02340/2018	Date of Registration	20/08/2018
City/ Town/Village	1623-000024/007/2018	Office Name of Registrar	1623-000024/007/2018
Registration Date	14/08/2018 1:14:59 PM	Page No.	A 23.5 RAJAT XI, D. Sub. North 24 Pages
Applicant Name, Address & Other Details	MUHAMMAD UZ ZAMAN MUSLIMAHABUL, Thana Rajshahi, District Dacca, North 24-Division, WEST BENGAL, PIN-700135, Mobile No. 9870550050, Email: Uzzaman@rediffmail.com		
Kind of Deed	[2] 2) Sale, Development Agreement or Concession Agreement		
Declaration	[4836] Other than Immovable Property, Declarator (In case Declarator is Other than Immovable Property, Rule 115) : 10,49 (1049)		
Registration Fee	Rs. 10000.00		
Stamp Duty	Rs. 10000.00		
Registration Charge	Rs. 10000.00		
Remarks	Received Rs: 5000/- If any value be applied for returning the same, Rs: 10000/-		

Land Details :

District North 24-Division, P.S - Rajshahi, Mukilahi: U CHANANDA MUNICIPALITY CORPORATION, Sub-Division, Mohor, Indrakani

Sch. No.	Plot Number	Sub-Div. Number	Land Use	Area of Land (Sq. Ft.)	Area of Land (Sq. Mtr.)	Other Details
1	LR-1249	LR-2200	Baru	381 Dec	34.88 Sq. Mtr.	Property is on Road Adjacent to Met Road
2	LR-1250	LR-2200	Baru	30213 Dec	2799.21 Sq. Mtr.	Property is on Road Adjacent to Met Road
3	LR-1251	LR-2200	Baru	61406 Dec	5671.92 Sq. Mtr.	Property is on Road Adjacent to Met Road
4	LR-1252	LR-2200	Baru	14018 Dec	1284.18 Sq. Mtr.	Property is on Road Adjacent to Met Road
5	LR-1246	LR-2250	Baru	1385 Dec	126.50 Sq. Mtr.	Property is on Road Adjacent to Met Road
6	LR-1247	LR-2250	Baru	1386 Dec	126.51 Sq. Mtr.	Property is on Road Adjacent to Met Road
7	LR-1248	LR-2250	Baru	10 Dec	927.74 Sq. Mtr.	Property is on Road Adjacent to Met Road
8	LR-1249	LR-2250	Baru	5 Dec	463.74 Sq. Mtr.	Property is on Road Adjacent to Met Road
9	LR-1250	LR-2250	Baru	8 Dec	744.19 Sq. Mtr.	Property is on Road Adjacent to Met Road

Registered by Registrar of the Office No. 1623-000024/007/2018



11	R-105	LR-1755	Jasli	Shri	10 Dec	11	1,35,74,545	Property for Road Adjacent to Veda Road.
11	R-105	LR-175	Jasli	Shri	12/03/2018	11	1,28,85,200	Property for Road Adjacent to Veda Road.
		107901			85.813200	11	602,78,198	
	Grand Total:				65.813200	11	662,78,198	

Land/Land Details:

Sl. No	Name, Address, Photo, Finger Print and Signature
1	FAIRBLINK INFRA PROJECT PRIVATE LIMITED 202 SUNNY CORNER 2ND FLOOR 22 SAFAI BOSE ROAD P.O-A J C BOSE ROAD P.S - JALPAIGIRI District -South 24 Parganas, West Bengal India, PIN - 743002, PAN No. AAOCF8312H Status: Organization Executed by: Representative, Executed by: Representative
2	GLOXINIA INFRA PLAZA PRIVATE LIMITED 202 SUNNY CORNER 2ND FLOOR 22 SAFAI BOSE ROAD P.O-A J C BOSE ROAD P.S - Jalpaigiri District -South 24 Parganas, West Bengal India, PIN - 743002, PAN No. AAOCG0172H Status: Organization Executed by: Representative, Executed by: Representative
3	BLUE ARROW BUILDCON PRIVATE LIMITED 40A, ZAKARIA STREET P.O: CHITTARANJAN AVENUE P.S - Loksarko, District: Kolkata, West Bengal, India, PIN - 700073, PAN No. AAECB4559F, Status: Organization, Executed by: Representative, Executed by: Representative
4	GLASS EYE INFRA PLAZA PRIVATE LIMITED 40A, ZAKARIA STREET P.O: CHITTARANJAN AVENUE P.S - Loksarko, District: Kolkata, West Bengal, India, PIN - 700073, PAN No. AAOCG0156M, Status: Organization, Executed by: Representative, Executed by: Representative
5	PETUNIA NIRMAL PRIVATE LIMITED 202 SUNNY CORNER 2ND FLOOR 22 SAFAI BOSE ROAD P.O: A J C BOSE ROAD P.S - Jalpaigiri District -South 24 Parganas, West Bengal India, PIN - 743002, PAN No. AAOCF255-H Status: Organization Executed by: Representative, Executed by: Representative
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED 40A, ZAKARIA STREET 1ST FLOOR ROOM NO 13, P.O- CHITTARANJAN AVENUE P.S - Loksarko District -Kolkata, West Bengal, India PIN - 700073, PAN No. AAJDE2097H, Status: Organization, Executed by: Representative, Executed by: Representative
7	BANAJINATH INFRA PROJECTS LLP 40A, ZAKARIA STREET P.O- CHITTARANJAN AVENUE P.S - Loksarko District Kolkata West Bengal India, PIN - 700073, PAN No. AAJFE9334A, Status: Organization, Executed by: Representative, Executed by: Representative

Developer Details:

Sl. No	Name, Address, Photo, Finger Print and Signature
1	PS GROUP HEALTH PRIVATE LIMITED 1009 F.M.H. PASS, P.O - CHITRA P.S: Tangra District South 24 Parganas, West Bengal, India PIN - 743003, PAN No. AAJCP5369E, Status: Organization, Executed by: Representative

Map Location Link: <https://www.google.com/maps/@22.5212205,88.3612205>



Representative Details :

Sl. No.	Name, Address, Photo, Email, Phone and Signature
1	<p>Mr. PANKAJ BUCHA Son of Late ANJANAMAL KUMAR & SUCI DEBIBON ST. P.O. CHARLES AVENUE, P.S. - Shyamshanti Sarani, District Kolkata Wb. Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, God: Jaiyer, Ray: ca, Citizen of India, PAN No: AADPFR586C Status: Representative, Representative of: FAIRLINK INFRAPROJECT PRIVATE LIMITED (as DIRECTOR), GLOXINIA INFRAPIAZA PRIVATE LIMITED (as DIRECTOR), BLUE ARROW BUILDCON PRIVATE LIMITED (as DIRECTOR), GLASSEYE INFRAPIAZA PRIVATE LIMITED (as DIRECTOR), PETUNIA NERMAN PRIVATE LIMITED (as DIRECTOR), PLENTYWALDY PROPERTIES PRIVATE LIMITED (as DIRECTOR), SANTANATI INFRAPROJECTS LLP (as DIRECTOR)</p>
2	<p>MR. SURENDRA DASAR (Presentant) Son of Late M. Y. SANKHAROO & M. BYPASS P.O. LIKAPA, P.S. - Tangra District: Raipur of Parganas, West Bengal, India; Plix - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: ACJPDG121K Status: Representative, Representative of: PS GROUP REALTY PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Address
M. S. TAIN DAS	
Son of Mr. N. S. DAS	
35/1/1 N ROY ROAD, HOUST LILA P. S. - Tangra District South 24 P. Gans, West Bengal, India PIN - 700035, Sex: Male, By Caste Hindu Occupation: Service, Citizen of India, Identifier ID: M-PANKAJ BUCHA Mrs. SURENDRA DASAR	

Transacted Property List:

Sl. No.	From	To (With Area (Name-Area))
1	FAIRLINK INFRAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
2	GLOXINIA INFRAPIAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
3	BLUE ARROW BUILDCON PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
4	GLASSEYE INFRAPIAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
5	PETUNIA NERMAN PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
6	PLENTYWALDY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec
7	SANTANATI INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED 0.472857 Dec

Web Info: <http://mca211002.in/Doc/1-1-1579-201932518-06-06-2019>



Transfer of property for L18

Sl.No	From	To, with area (Name-Area)
1	FAIRVIEW INFRAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
2	GLOXIA INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
3	BLUE ARROW BUILDINGS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
4	CLASSICAL VENTURA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
5	PETUNIA NIKKAS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
6	PLENTY HILL PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec
7	SANMINA INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED-1.42567 Dec

Transfer of property for L17

Sl.No	From	To, with area (Name-Area)
1	FAIRVIEW INFRAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
2	GLOXIA INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
3	BLUE ARROW BUILDINGS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
4	CLASSICAL VENTURA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
5	PETUNIA NIKKAS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
6	PLENTY HILL PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec
7	SANMINA INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED-1.74283 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	FAIRVIEW INFRAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0.47416 Dec
2	GLOXIA VENTURA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0.47416 Dec
3	BLUE ARROW BUILDINGS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0.47416 Dec
4	CLASSICAL VENTURA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0.47416 Dec

MOA/MA/REGD/02/Dec Dec-11-1523-02346-00-002300200-8



4	PETUNIA HILLS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.4743 Dec
5	P.L.V. VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.4743 Dec
6	SANTAINA INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED 0.4743 Dec

Transfer of property for L3

S.No	From	To, with area (Name-Area)
1	JANUARY INFRA PROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
2	GLORINA INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
3	BUFF ARROW BUILDCON PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
4	GLASSBY INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
5	THE VIVA NIRMAN PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec
7	SANTAINA INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED 0.0277 Dec

Transfer of property for L4

S.No	From	To, with area (Name-Area)
1	PURE INFRANFRACONSTRUCT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
2	GLORINA INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
3	BUFF ARROW BUILDCON PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
4	GLASSBY INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
5	THE VIVA NIRMAN PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec
7	SANTAINA INFRA PROJECTS LLP	PS GROUP REALTY PRIVATE LIMITED 0.200220 Dec

Transfer of property for L5

S.No	From	To, with area (Name-Area)
1	JANUARY INFRA PROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200271 Dec
2	GLORINA INFRA PLAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED 0.200271 Dec

For information with Client Date: 11/02/2024 12:29:29 PM



3	BLUE ARROW BUILDING PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-028357 Dec
4	GLASSBYE IN CAPLaza PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-028357 Dec
5	VELVA VEMBA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-028357 Dec
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-028357 Dec
7	SANTANATH VARA PROJECTS PVT	PS GROUP REALTY PRIVATE LIMITED-028357 Dec

Transfer of property for LG

Sl.No	From	To, with area (Name-Area)
1	FAIR BARK IN KAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
2	COXIA INI CAPLaza PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
3	BLUE ARROW BUILDING PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
4	GLASSBYE IN CAPLaza PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
5	VELVA VEMBA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
7	SANTANATH VARA PROJECTS PVT	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec

Transfer of property for LG

Sl.No	From	To, with area (Name-Area)
1	FAIR BARK IN KAPROJECT PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
2	COXIA INI CAPLaza PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
3	BLUE ARROW BUILDING PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
4	GLASSBYE IN CAPLaza PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
5	VELVA VEMBA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
6	PLENTY VALLEY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec
7	SANTANATH VARA PROJECTS PVT	PS GROUP REALTY PRIVATE LIMITED-0214288 Dec

Majority of the Date: -11/02/2018 09:09:00



Transfer of property of LG		
Sl.No	From	To, with area (Name-Area)
1	WIRELINK INFRASTRUCTURE PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
2	GOXINA INFRAPAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
3	BLUE ARROW BUILDCON PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
4	CLASSEYE INFRASTRUC PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
5	DELTA NIRMAL PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
6	PLENTYWELLBY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec
7	SANTINATH INFRA PROJECTS LTD	PS GROUP REALTY PRIVATE LIMITED-1.42957 Dec

Transfer of property of LG

Sl.No	From	To, with area (Name-Area)
1.	WIRELINK INFRASTRUCTURE PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
2.	GOXINA INFRAPAZA PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
3	BLUE ARROW BUILDCON PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
4	CLASSEYE INFRASTRUC PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
5	DELTA NIRMAL PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
6	PLENTYWELLBY PROPERTIES PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec
7	SANTINATH INFRA PROJECTS LTD	PS GROUP REALTY PRIVATE LIMITED-1.2 Dec

Endorsement/ or Deed Number : 662302342-2018

Value for registration of Deed : 148276224352118480062018





Payment of Stamp Duty by payable for this document is Rs. 75/- and Stamp Duty paid by you amounting to Rs. 75/-.

Records of Online Payment, e.g., Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online at 15020000, eSRFM with Govt. Ref. No. 192017-8017000011 on 15-02-2018, Amount Rs. 75/-, Date of Release: 10/03/2018 with Ref. No. 101002201501954 for 15020000 Head of Account 002600-100002-00.

Debabash Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJAHAT
 North 24 Parganas, West Bengal

Certificate of Admissibility Rule 4(1)(ii) of Registration Rules 1952

As made under rule 2 of West Bengal Registration Rules, 1952 duly executed and attested as per Form No. 48 of Indian Stamp Act, 1899.

Payment of Stamp Duty:

As mentioned in the Certificate of Admissibility, Stamp Duty payable for this document is Rs. 75/- and Stamp Duty paid by you amounting to Rs. 75/-.

Description of Stamp

1. Stamp Type: Proforma, Serial No. 854, Amount: Rs. 100/- Date of Purchase: 03/02/2018; Vendor Name: S. Das

Debabash Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJAHAT
 North 24 Parganas, West Bengal

For Information of the Office : 1-524-023-00012-18/02/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 84223 to 84330

being No 182302349 for the year 2018.



Digitally signed by DEBASIS DHAR
Date: 2018.07.17 17:27:29 +05:30
Reason: Digital Signing of Deed.

Dhar

{Debasish Dhar} 03/07/2018 6:27:17 PM.
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

PS Group Realty Pvt. Ltd.
Pranab Kumar Dasgupta
Director (Legal & Regulatory)

{This document is digitally signed.}

