

- (b) All stamp duty, registration fees and allied expenses on execution and registration of the proposed Agreement and of the sale deed or deeds and other documents to be executed and/or registered in pursuance thereof.
- (c) Security Deposit and the expenses as may be required by CESC Limited or other electricity provider for individual meter in respect of the Units directly with CESC Limited or other provider and proportionate share of the security deposit in respect of the common meters in respect of the Common Areas and Installations.
- (d) Goods and Service Tax (GST), or any other statutory charges/levies by any name called, if applicable and payable on construction of the Units or on the transfer thereof and/or on any amount or outgoing (including Maintenance Charges) payable by the Transferees in respect of the Units.
- (e) All taxes, levies, betterment fees, development charges etc., under any statute rules and regulations on the said Premises and/or the Units and/or the Building or on the construction or transfer of the Units envisaged hereunder payable by the Transferees wholly if the same relates to the Units and otherwise proportionately.

(Deposits)

1. The Developer shall take from the Transferees the following Deposits :
 - (a) Towards Deposit, free of interest, to remain in deposit with the Developer to meet therefrom, in the event of default by the Transferees, in making payment of the maintenance charges and proportionate liability towards the other Common Expenses or any other outgoing relating to the Units
 - (b) Towards Deposits, free of interest, to remain in deposit with the Developer till mutation of the Units in the name of the Transferees is effected in the records of the Kolkata Municipal Corporation and in the event any arrear Municipal tax is payable for the period from the date of possession till such mutation, the Developer shall meet the same from the said deposit
 - (c) Towards Sinking fund to meet therefrom such expenses as be necessary or incidental for the maintenance upkeep and running of the Common Areas

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)



- (i) By a Sale Deed dated 14th May 1929 and registered with Registrar of Assurances Calcutta in Book I Volume No. 60 Pages 150 to 156 Being No. 1768 for the year 1929, one Peter Hyrapiet Crete purchased All That the Project Land, absolutely and forever.
- (ii) The said Peter Hyrapiet Crete (also known as Petros Hyrapiet Crete) died on 29th May 1940 after making and publishing his Last Will and Testament dated 31st August 1938 whereby and whereunder he appointed one Mercantile Bank of India (Agency) Limited as the sole Executor and Trustee of the said Will and after making provisions for specific legacies mentioned therein gave and devised all his real or immovable estate (which, inter alia, included the Project Land) unto and in favour of the said Mercantile Bank of India (Agency) Limited upon trust, inter alia, that the said Mercantile Bank of India (Agency) Limited shall sell call in and convert into money the same or such parts thereof as shall not consist of money and to pay and transfer the same to The Holy See, Rome to be held and applied through the sacred congregation for the Oriental Church.
- (iii) The said Mercantile Bank of India (Agency) Limited, in 1940 applied for grant of Probate in respect of the said Will and Testament of Petros Hyrapiet Crete before the High Court of Judicature at Fort William in Bengal when the said Will was proved and Probate was granted to the sole Executor and Trustee namely the said Mercantile Bank of India (Agency) Limited (subsequently converted to a Private Limited Company) on 1st August 1940.
- (iv) By a Deed of Assignment dated 10th September 1956 and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 118, pages 200 to 211 Being No. 4928 for the year 1956, the said Mercantile Bank of India (Agency) Private Limited conveyed assigned and transferred unto and in favour of The Holy See, the Project Land, absolutely and forever.
- (v) By the following two Indentures of Conveyance both dated 24th April 2012 and registered with the District Sub-Registrar-III, Alipore, South 24 Parganas, the said The Holy See for the considerations therein respectively mentioned sold conveyed and transferred unto and to the Owner Nos. 1.1.1 to 1.1.7 hereto alongwith the Previous Remaining Owners All That the Project Land absolutely and forever:-
- (a) Indenture of Conveyance registered in Book I CD Volume No. 8 Pages 9270 to 9302 Being No. 03792 for the year 2012 in respect of the demarcated southern portion forming part of the Project Land containing an area of 4 Bighas 3 Cottah more or less.

- (b) Indenture of Conveyance registered in Book [CD Volume No. 8 Pages 8908 to 8940 Being No. 03793 for the year 2012 in respect of the demarcated northern portion forming part of the Project Land containing an area of 1 Bigha 4 Cottah 15 Chittack more or less.
- (vi) The Owner Nos. 1.1.1 to 1.1.7 with the Previous Remaining Owners thus became the full and absolute owners of the Project Land in equal one-fifteenth undivided part or share therein.
- (vii) The Owner Nos. 1.1.1 to 1.1.7 with the Previous Remaining Owners have caused to be mutated their names in the records of the Kolkata Municipal Corporation as a single Municipal Premises being the Project Land under Assessee No. 110551100030.
- (ix) By a Sale Deed executed immediately before the execution hereof, the Previous Remaining Owners have sold conveyed and transferred their entire share in the Project Land to the Second Owners.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(APPORTIONMENT AMONGST OWNERS)

SL No.	Name of OWNERS	%age of each OWNER out of total 100%
1	ALOKBARSHA TRADING PRIVATE LIMITED	6.667
2	AQUALINA PROJECTS PRIVATE LIMITED	6.667
3	EVERLASTING PROCON PRIVATE LIMITED	6.667
4	GANADHIP TRADECOM PRIVATE LIMITED	6.667
5	SWARNATURA REALTY PRIVATE LIMITED	6.667
6	ULTRASHINE MARKETING PRIVATE LIMITED	6.666
7	UPMOST RETAILS PRIVATE LIMITED	6.666

W. A. *W.* *Ry* *W.* *W.* *W.*

8	SUGAM REALTY LIMITED	13.333
9	ALEXIA DEALERS PRIVATE LIMITED	6.667
10	ERODE MERCHANTS PRIVATE LIMITED	6.667
11	SUGARH PROMOTERS PRIVATE LIMITED	26.666
	TOTAL:	100.00

huf *as* *uk* *kg* *ab* *sw* *DM*

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

SIGNED SEALED AND DELIVERED by the withinnamed OWNERS at Kolkata in the presence of:

Rishi-Nagan
87/224, Bangor Park
Rishra, Hooghly-712243.

[Signature]
(MANOJ KUMAR GANGULY)

ALOKBARSHA TRADING PVT. LTD.

[Signature]
Director

(Alokbarsha Trading Private Limited)

Aqualina Projects Pvt. Ltd.

[Signature]

~~Authorized Signatory~~
DIRECTOR

(Aqualina Projects Private Limited)

Everlasting Procon Private Limited

[Signature]

DIRECTOR

(Everlasting Procon Private Limited)

Ganadhip Tradecom Pvt. Ltd.

[Signature]
Director

(Ganadhip Tradecom Private Limited)
(HARJAN GARG)

SWARNATURA REALTY PVT. LTD.

[Signature]
Director

(Swarnatura Realty Private Limited)

Ultrashine Marketing Pvt. Ltd.

[Signature]
Director

(Ultrashine Marketing Private Limited)

UPMOST RETAILS PVT. LTD.

[Signature]
Director

(Upmost Retails Private Limited)

SUGAM REALTY LTD.

Ashokkaraaj
Director

(Sugam Realty Limited)

ALEXIA DEALERS PVT. LTD.

Ashokkaraaj
Director

(Alexia Dealers Private Limited)

ERODE MERCHANTS PVT. LTD.

Ashokkaraaj
Director

(Erode Merchants Private Limited)

SUGARH PROMOTERS PVT. LTD.

Vijayaraj
Director / Authorized Signatory

(Sugarh Promoters Private Limited)

SIGNED SEALED AND
DELIVERED by the
withinnamed DEVELOPER at
Kolkata in the presence of:

Ravi Bajoria
Advocate
2 Hore Street
Kolkata- 700001

[Signature]

AVIKAM BUILDCON LLP

Ashokkaraaj
Partner / Authorized Signatory

(AVIKAM BUILDCON LLP)

Drafted by
Arjun Samanta
(Advocate)
C's DSP Law Associates
4D Meera House

18/2 Hore Street
Kolkata - 700001

F - 10/14/2012

RECEIPT AND MEMO OF CONSIDERATION NO.1

RECEIVED from the withinnamed Developer the withinmentioned sum of Rs.10,00,000/- (Rupees ten lakhs only) towards payment of the entire Security Deposit payable to the First Owners in terms hereof as per memo below:-

MEMO OF CONSIDERATION


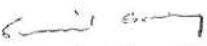
S.L NO.	Demand Draft/Cheque Numbers	Date	Bank	Paid to	Amount (Rs.)
1	853569	2/2/2019	Axis Bank	Alokbarsha Trading Pvt. Ltd.	145,000.00
2	853562	2/2/2019	Axis Bank	Aqualine Projects Pvt. Ltd.	145,000.00
3	853563	2/2/2019	Axis Bank	Everlasting Procon Pvt. Ltd.	145,000.00
4	853564	2/2/2019	Axis Bank	Ganadhip Tradecom Pvt. Ltd.	145,000.00
5	853565	2/2/2019	Axis Bank	Swarnatura Realty Pvt. Ltd.	140,000.00
6	853566	2/2/2019	Axis Bank	Ultrashine Marketing Pvt. Ltd.	140,000.00
7	853567	2/2/2019	Axis Bank	Upmost Retails Pvt. Ltd.	140,000.00
			Total		10,00,000.00

(Rupees Ten lakhs only)

WITNESSES: ALOKBARSHA TRADING PVT. LTD.

Rishi-Nagon

 Director


 AQUALINE PROJECTS PVT. LTD.
 (NANDE KUNAR GANGULY)
 2/B, Brij Mohan Nandzi Road
 Kothari, J.C. 575

 Director


Everlasting Procon Private Limited


 DIRECTOR

Ganadhip Tradecom Pvt. Ltd.


 Director

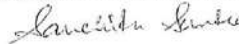
SWARNATURA REALTY PVT. LTD.


 Director

Ultrashine Marketing Pvt. Ltd.


 Director

UPMOST RETAILS PVT. LTD.


 Director

RECEIPT AND MEMO OF CONSIDERATION NO.2

RECEIVED from the withinnamed Developer the withinmentioned sum of Rs.10,00,000/- (Rupees ten lakhs only) towards payment of the entire Security Deposit payable to the Second Owners in terms hereof as per memo below:-

MEMO OF CONSIDERATION

S.L NO.	Demand Draft/Cheque Numbers	Date	Bank	Paid to	Amount (Rs.)
Sl. No.	By-Cheque-No.	Date	Bank	Paid-To	Amount (in Rs.)
1	000009	12/20/2019	HDFC	Sugam Realty Ltd.	250,000.00
2	000011	12/20/2019	HDFC	Alexia Dealers Pvt. Ltd.	125,000.00
3	000010	12/20/2019	HDFC	Erode Merchants Pvt. Ltd.	125,000.00
4	000013	12/20/2019	HDFC	Sugarh Promoters Pvt. Ltd.	500,000.00
			Total		10,00,000.00

(Rupees Ten lakhs on y)

WITNESSES:

Baluk Lakshmi
Advocate

Rashmi Nayon

SUGAM REALTY LTD.

Ashokasagar
Director

ALEXIA DEALERS PVT. LTD.

Ashokasagar
Director

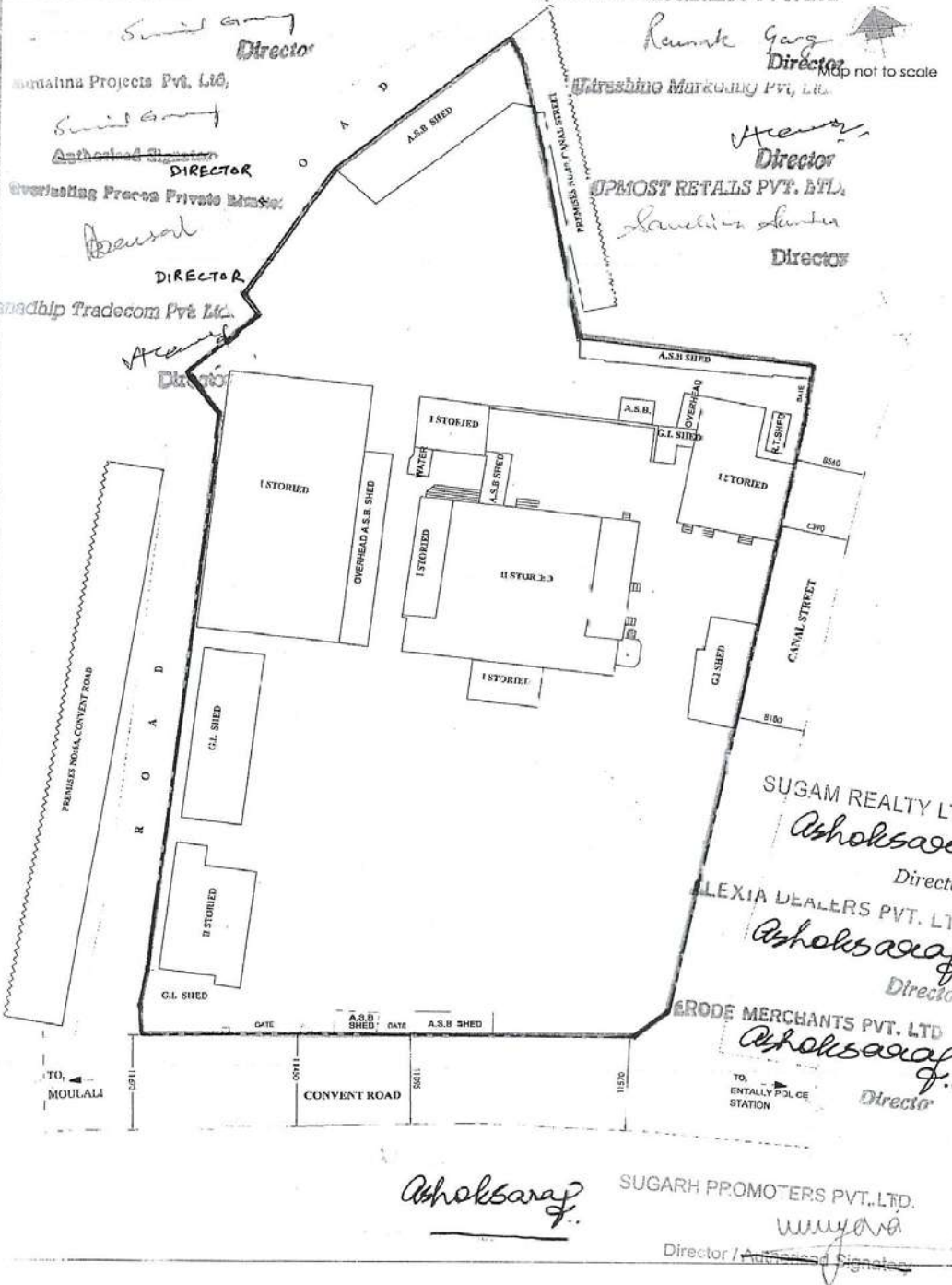
ERODE MERCHANTS PVT. LTD.

Ashokasagar
Director

SUGARH PROMOTERS PVT. LTD.

Murugan
Director / ~~Authorized Signatory~~

SITE PLAN OF PREMISES NO: 7, CONVENT ROAD, WARD NO: 55, BOROUGH NO: VI, P.S: ENTALLY, KOLKATA-700014, UNDER KOLKATA MUNICIPAL CORPORATION.



SHOBBARSHA TRADING PVT. LTD.

SUGARK REALTY PVT. LTD.

Sugark Projects Pvt. Ltd.

Utreshino Marketing Pvt. Ltd.

Overlapping Process Private Limited

OPMOST RETALS PVT. LTD.

Sandhip Tradecom Pvt. Ltd.

SUGAM REALTY LTD.

ALEXIA DEALERS PVT. LTD.

GRODE MERCHANTS PVT. LTD.












SUGARK PROMOTERS PVT. LTD.












TO: MOULALI












TO: ENTALLY POLICE STATION












Ashok Saraf












Director / Authorized Signatory












<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

		<i>Finger prints of the executant</i>				
 <i>Ramesh Gang</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

		<i>Finger prints of the executant</i>				
 <i>Ramesh Gang</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



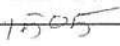



OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001975077/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sunil Garg 2, Deodar Street, 2nd Floor Ballygunge, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [ALOKBARSHA TRADING PRIVATE LIMITED] ,[AQUALINA PROJECTS PRIVATE LIMITED]		 1806	 18/02/20
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Atul Bansal D21, Utkal Heights Near Audi Showroom (Pahal) Bhubaneswar, P.O:- Baliana, P.S:- BALIANTA, District:- Khordha, Orissa, India, PIN - 752101	Representative of Land Lord [EVERLASTING PROCON PRIVATE LIMITED]		 1806	 18.02.2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Raunak Garg 2, Ceodar Street, 2nd Floor, Near St. Lawrence High School, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [SWARNA TURA REALTY PRIVATE LIMITED]			 Raunak Garg 18/02/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sukhendu Samanta Son of Sahadeb Samanta Rampurchak, P.O:- Shyamchak, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Sunil Garg, Atul Bansal, Hariram Garg, Raunak Garg, Sanchita Santra, Ashok Saraf, Vivek Kumar Kajaria			 Sunil Garg 18/2/2020

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



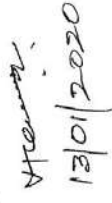



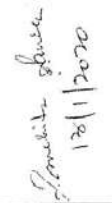
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001975077/2019


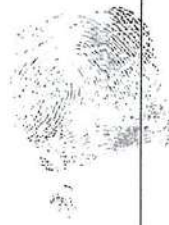



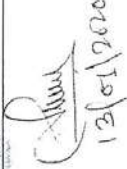
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sunil Garg 2, Deodar Street, 2nd Floor Ballygunge. P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [ALOKBARSHA TRADING PRIVATE LIMITED] ,[AQUALINA PROJECTS PRIVATE LIMITED]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Atul Bansa D21, Utkal Heights Near Audi Showroom (Pahal) Bhubaneswar, P.O:- Baliana, P.S:- BALIANTA. District:- Khordha, Orissa, India, PIN - 752101	Representative of Land Lord [EVERLASTING PROCON PRIVATE LIMITED]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Hariram Garg 2, Deodar Street, 2nd Floor, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [GANADH IP TRADECOM PRIVATE LIMITED] ,[ULTRASHINE MARKETING PRIVATE LIMITED]		285 	 13/10/2020
4	Raunak Garg 2, Deodar Street, 2nd Floor, Near St. Lawrence High School, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [SWARNATURA REALTY PRIVATE LIMITED]			
5	Sanchita Santra E 405, 406, 88 College Road, Shalimar, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103	Representative of Land Lord [UPMOST RETAILS PRIVATE LIMITED]		286 	 13/10/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Ashok Saraf Flat No. 5B, 14/2 Burdwan Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Developer [AVIKAM BUILDCON LLP] ,[SUGAM REALTY LIMITED] ,[ALEXIA DEALERS PRIVATE LIMITED] ,[ERODE MERCHANTS PRIVATE LIMITED]		287 	Ashok Saraf 13/01/2020
7	Vivek Kumar Kajaria 701, Suriyakiran, 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Land Lord [SUGARH PROMOTERS PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sukhendu Samanta Son of Sahadeb Samanta Rampurchak, P.O:- Shyamchak, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Sunil Garg, Atul Bansal, Hariranj Garg, Raunak Garg, Sanchita Santra, Ashok Saraf, Vivek Kumar Kajaria			 13/01/2020

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Income Tax Department

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUNIL GARG

HARIRAM GARG

10/04/1968
Permanent Account Number

AECPG2888J

Sunil Garg
Signature



20112004

Sunil Garg



भारत सरकार
GOVERNMENT OF INDIA



सुनील गार्ग
SUNIL GARG
Date of Birth / DOB : 10/04/1968
Male / MALE



4964 2546 3462

Aadhaar - Aam Aadmi ka Adhikar

Sunil Garg



भारतीय विनाश पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Hariram Garg, 2nd Floor,
2, Deodar Street, Near St
Lawrence High School,
Ballygunge Circular Road,
Ballygunge, Kolkata, West
Bengal, 700019

Address:
S/O Hariram Garg, 2nd Floor, 2,
Deodar Street, Near St
Lawrence High School,
Ballygunge Circular Road,
Ballygunge, Kolkata, West
Bengal, 700019



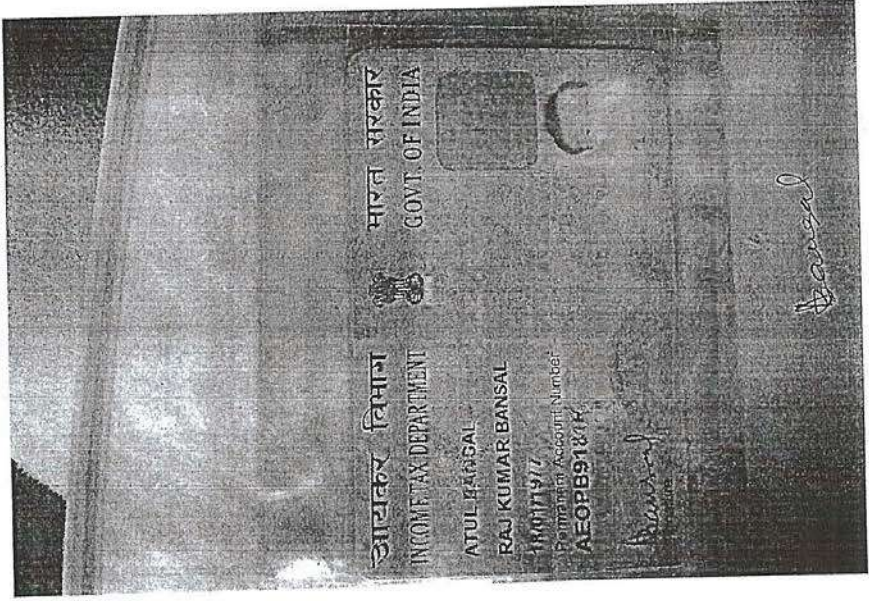
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No-1947,
Bengaluru-560 001

Sumit Garg



आयकर विभाग
INCOME TAX DEPARTMENT

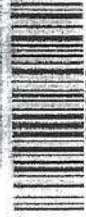
भारत सरकार
GOVT. OF INDIA

ATUL BANSAL
RAJ KUMAR BANSAL

110011912
Permanent Account Number
AEOPB9181K

Bansal

Bansal



TR0663020

NAME OF THE APPLICANT OR THE PERSON IN CHARGE OF THE APPLICATION

RAJKUMAR BANSAL

NAME OF THE FLOOR OR FLOOR NO.

LAKHILATA BANSAL

NAME OF THE SOCIETY OR CO-OPERATIVE SOCIETY

MUMHUN BANSAL

FLAT NO. 021, JYAI HEIGHTS NEAR AIRTI SHOWROOM

(PAHAL) BHUBANESWAR, BHUBANESWAR URBAN

PIN: 752101, ODISHA, INDIA

DATE OF ISSUE OF THE RECEIPT 01/05/2003

PLACE OF ISSUE KOLKATA

RECEIPT NO. BH1070618062717

Bansal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

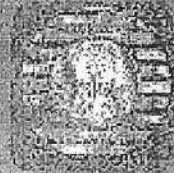
HARI RAM GARG

TOKHRAM GARG

29/10/1946

Permanent Account Number

ADXP67936K



Hari Ram Garg
Signature