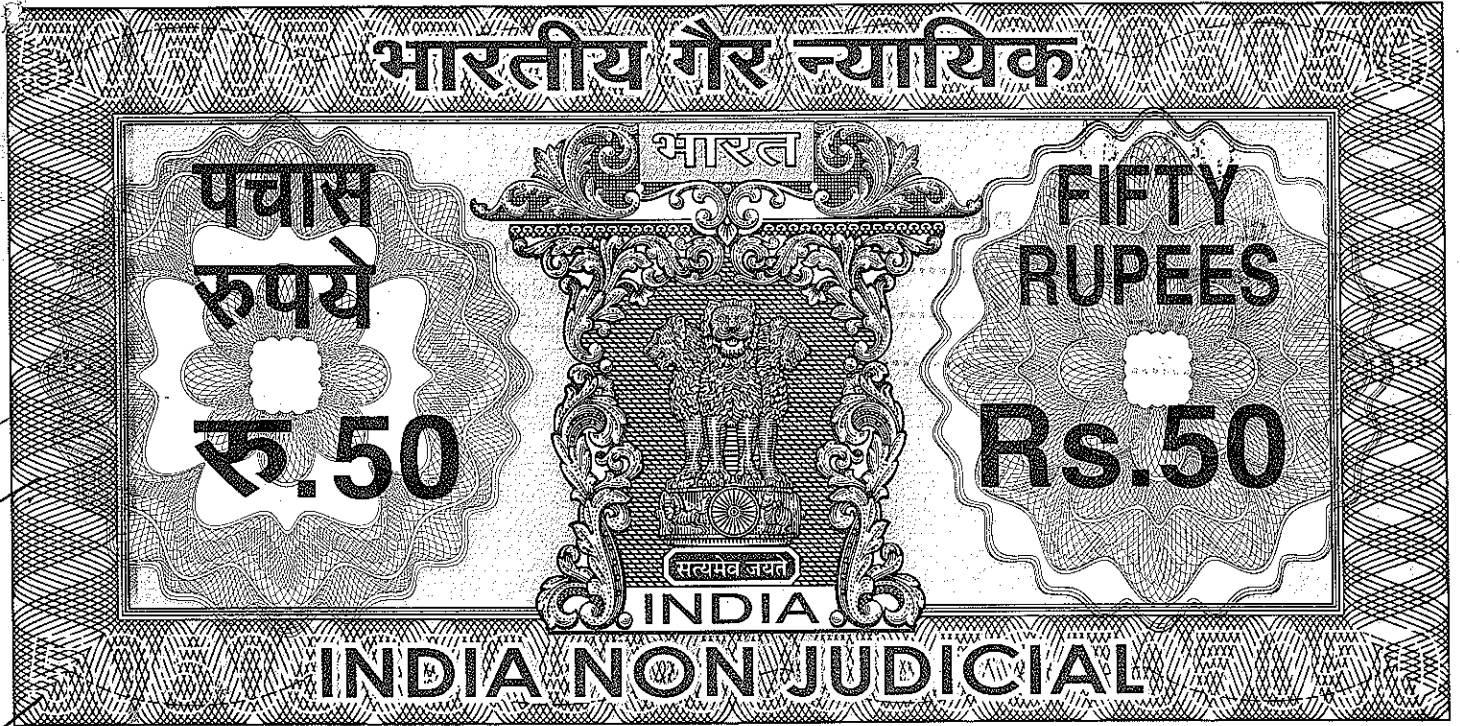


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NO. 1707353/2018

Certified that the Document is admitted to Registration. The Signature Sheet and the encasement sheets attached to this document are the part of the Document.

19 DEC 2018

Additional Registrar
of Assurances-1, Kolkata

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made this -----
 19th day of DECEMBER TWO THOUSAND AND
 EIGHTEEN

BETWEEN

Nirajay
Ashok

EUPHORIA GREENS PROJECTS LLP

Ashok Jami
 Designated Partner

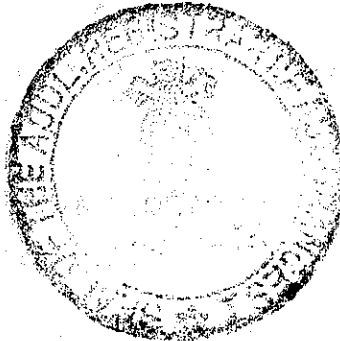
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05 DEC 2018

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Sutanu Karmakar
Advocate
High Court, Calcutta

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



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Karna
S/o A.R. Nanda
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Kolkata
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REGISTRAR
OF ASSURANCES
KOLKATA
19 DEC 2018

(1) **SANJAY ATHA** also known as **SANJAY KUMAR ATHA (PAN ADAPA3091Q)** son of Sri Ramniklal Khatau residing at No. 7/1B Sunny Park, Kolkata 700 019 P.S. Ballygunge P.O. Ballygunge and (2) **KAUSHIK ATHA** also known as **KAUSHIK KUMAR ATHA (PAN ABMPA3152C)** natural son of Late Lalji Khatau Atha and adopted son of Late Natwarlal Atha residing at No. 15DX2 LOCH TOWER, HILAND PARK, 1925 Chakgaria P.S. Survey Park P.O. Panchyasar, Kolkata - 700 094 hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

A N D

EUPHORIA GREENS PROJECTS LLP (PAN AAGFE9531N) a Limited Liabilities Partnership Firm having its registered office situated at 53C, Mirza Ghalib Street, Kolkata - 700 016 P.S. & P.O Park Street and represented by its Director Shri **ASHOK KUMAR JAIN (PAN ACFPJ8518D)** son of Late T.C. Jain working for gain at 53C, Mirza Ghalib Street, Kolkata - 700 016 P.S. & P.O Park Street hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **OTHER PART;**

WHEREAS:

- A)** In this agreement wherever the context so permits the said Sanjay Kumar Atha also known as Sanjay Atha is referred to as the Owner No.1 and the said Kaushik Atha also known as Kaushik Kumar Atha is referred to as the Owner No.2. In this agreement wherever the context so permits the Owners and the Developer are collectively referred to as the 'parties' and individually as a 'party'.

Sanjay Atha
Sanjay Atha

EUPHORIA GREENS PROJECTS LLP
Ashok Jain
 Designated Partner



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- B)** By an Indenture dated 24th November 1965 and made between Smt. Indu Probha Bhattacharjee therein referred to as the Vendor of the One Part and (1) Lalji Khatau Atha (2) Natwarlal Khatau Atha and (3) Ramniklal Khatau Atha therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Sub Registrar, Sealdah in Book No. I Volume No. 55 Patges 202 to 210 Being No. 2603 for the year 1965 the said Indu Probha Bhattacharjee for the consideration therein mentioned sold transferred and conveyed unto and in favour of the said (1) Lalji Khatau Atha (2) Natwarlal Khatau Atha and (3) Ramniklal Khatau Atha ALL THAT the Municipal Premises No. 2 Beck Bagan Row, Kolkata 700 017 (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) each of the said Purchasers acquiring undivided one third share or interest into or upon the said Premises.
- C)** By a registered Deed of Lease dated 15th June 1968 and made between (1) Lalji Khatau Atha (2) Natwarlal Khatau Atha and (3) Ramniklal Khatau Atha therein collectively referred to as the Lessors of the One Part and Mistrilal Properties (P) Ltd therein referred to as the Lessee of the Other Part and registered at the office of Sub Registrar, Sealdah in Book No.1 Being Deed No. 1160 for the year 1968 the said Lessors granted a Lease in respect of the said Premises unto and in favour of the said Lessee for a term of 50 years together with the right to renew and/or extend the same for a further period of 10 years at the rent and subject to the terms and conditions contained and recorded in the said Deed of Lease.

Lalji Khatau Atha

Sealdah



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ADDITIONAL REGISTRAR
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- D)** Though the said Deed of Lease was executed and registered the same had never been given effect to and as such the said Owners namely (1) Lalji Khatau Atha (2) Natwarlal Khatau Atha and (3) Ramniklal Khatau Atha continued to remain in exclusive possession and occupation of the entirety of the said Premises.
- E)** By a registered Deed of Conveyance dated 23rd March 1974 and made between Ramniklal Khatau Atha therein referred to as the Vendor of the One Part and Lalji Khatau Atha therein referred to as the Purchaser of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. 1 Volume No. 56 pages 188 to 199 Being No. 1683 for the year 1974 the said Ramniklal Khatau Atha for the consideration therein mentioned sold transferred and conveyed ALL THAT the undivided half share or interest out of his undivided one third share or interest that is to say undivided 1/6th share or interest into or upon the said Premises unto and in favour of the said Lalji Khatau Atha.
- F)** By another registered Deed of Conveyance dated 27th March 1974 and made between Ramniklal Khatau Atha therein referred to as the Vendor of the One Part and Natawarlal Khatau Atha therein referred to as the Purchaser of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. 1 Volume No.88 Being No. 1723 for the year 1974 the said Ramniklal Khatau Atha for the consideration therein mentioned sold transferred and conveyed ALL THAT the undivided half share or interest out of his undivided one third share or interest that is to say undivided 1/6th share or interest into or upon the said Premises unto and in favour of the said Natawarlal Khatau Atha.

Lalji Atha
Ramniklal Khatau Atha

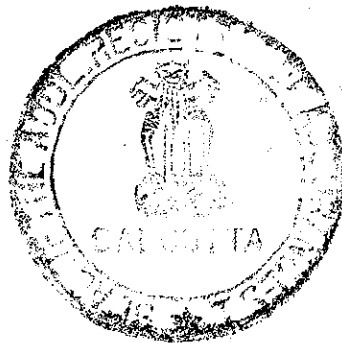


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ADDITIONAL REGISTRAR
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- G)** In the events as recited hereinabove the said Lalji Khatau Atha and the said Natawarlal Khatau Atha thus became entitled to the entirety of the said Premises each one of them being entitled to undivided half share or interest into or upon the said Premises.
- H)** The said Lalji Khatau Atha died intestate on 4th December 2003 leaving him surviving his wife Smt. Dhirajben Atha, three sons namely (1) Mahesh Atha (2) Gautam Atha and (3) Kaushik Atha and his married daughter Smt. Sangita K Mawani as his only heirs and/or legal representatives who upon his death became entitled to his undivided half share or interest into or upon the said Premises.
- I)** The said Smt. Dhirajben Atha widow of the said Late Lalji Khatau Atha also died intestate on 16th January 2013 leaving her surviving her three sons namely (1) Mahesh Atha (2) Gautam Atha and (3) Kaushik Atha and her married daughter Smt. Sangita K Mawani as her only heirs and/or legal representatives who upon her death became entitled to the undivided half share or interest into or upon the said Premises held and/or belonging to the said Late Lalji Khatau Atha each one of them being entitled to undivided 1/4th share or interest into or upon one half share or interest into or upon the said Premises that is to say undivided 12.50% share or interest into or upon the said Premises.
- J)** The said Natwarlal Khatau also died on 27th October 2010 after having made and published his Last Will and Testament dated 20th May 2008 whereby and whereunder he gave bequeathed and devised his one half share or interest into or upon the said Premises unto and in favour of Smt. Bharti Ramnik Atha absolutely and forever.

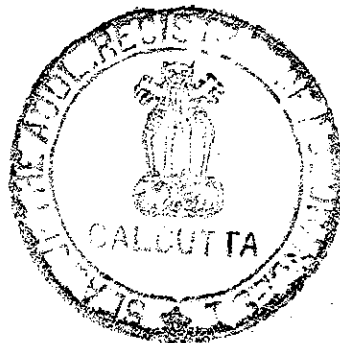
Sajay Atha
Ramesh Atha



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- K)** In pursuance of an application for probate being filed in the Hon'ble High Court at Calcutta in its testamentary and intestate jurisdiction being PLA No.269 of 2012 probate in respect of the said Will has been granted and the estate of late Natwarlal Khatau has been fully administered and as such the said Smt. Bharti Ramnik Atha thus become entitled to undivided half share or interest into or upon the said Premises.
- L)** By a registered Deed of Gift dated 29th November, 2018 registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No. I Being Deed No. 9153 for the year 2018, the said Smt. Bharti Ramnik Atha being entitled to undivided half share or interest into or upon the said Premises transferred the entirety of her right title interest into or upon the said Premises unto and in favour of the said Sanjay Atha also known as Sanjay Kumar Atha absolutely and forever and by virtue of such Gift the said Sanjay Atha also known as Sanjay Kumar Atha thus became entitled to undivided half share or interest into or upon the said Premises.
- M)** By a registered Deed of Gift dated 29th November, 2018 registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No. I Being Deed No. 9152 for the year 2018, the said Mahesh Atha being entitled to undivided 12.50% share or interest into or upon the said Premises transferred the entirety of his right title interest into or upon the said Premises unto and in favour of his brother, Kaushik Kumar Atha also known as Kaushik Atha absolutely and forever.
- N)** By a registered Deed of Gift dated 29th November, 2018 registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No. I Being Deed No. 9151 for the year 2018, the said Gautam Atha being entitled to undivided 12.50% share or interest into or upon the said Premises transferred the entirety of his right title interest into or

Sanjay Atha
Sanjay Atha



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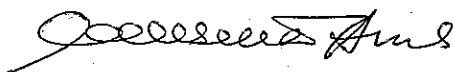
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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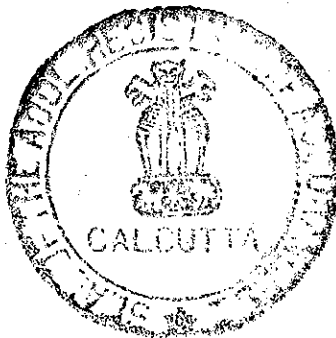
upon the said Premises transferred the entirety of his right title interest into or upon the said Premises unto and in favour of his brother, Kaushik Kumar Atha also known as Kaushik Atha absolutely and forever.

- O) By another registered Deed of Gift dated 29th November, 2018 registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No.I Being Deed No.8948 for the year 2018, the said Smt. Sangita Mavani being entitled to undivided 12.50% share or interest into or upon the said Premises transferred the entirety of her right title interest into or upon the said Premises unto and in favour of her brother, Kaushik Kumar Atha also known as Kaushik Atha absolutely and forever.
- P) In the events as recited hereinabove the Owners are thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the entirety of the said Premises each one of them being entitled to undivided half share or interest therein.
- Q) The entirety of the said Premises is presently in khas possession of the entirety of the said Premises and being desirous of undertaking the development thereof have approached the Developer to undertake the development of the said Premises which the Developer has agreed to do for the consideration and subject to the terms and conditions hereinafter appearing.

NOW THEREFORE IN CONSIDERATION OF THE ABOVE RECITALS AND THE MUTUAL COVENANTS AND PROMISES HEREIN CONTAINED THE PARTIES HAVE AGREED as follows:







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19 DEC 2018

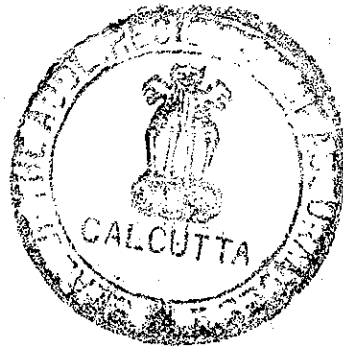
ARTICLE I - REPRESENTATIONS AND WARRANTIES BY THE OWNERS

1.1 At or before the execution of this agreement the Owners and each one of them have assured and represented to the Developer as follows:

- i) THAT the Owners are the absolute Owners of the said Premises each one of them being entitled to undivided half share or interest into or upon the said Premises;
- ii) That the said Premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever and is presently in khas possession of the Owners;
- iii) That the Owners have a marketable title in respect of the said Premises;
- iv) That the Owners have caused their respective names to be mutated in the records of Kolkata Municipal Corporation and if not done it shall be the responsibility and obligation of the Owners to cause the said Premises to be mutated in the respective names at their own cost at the earliest;
- v) That no part or portion of the said Premises is subject to any notice of acquisition and/or requisition;
- vi) THAT there is no thikka tenant at the said Premises and no person is claiming any right as a thika tenant or otherwise in respect of any part or portion of the said Premises;

Sanjay

Sanjay



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- vii) That there is no bar or legal impediment in the Owners entering into this agreement;
- viii) That the Owners have not entered into any agreement for sale transfer and/or development in respect of the said Premises or any part or portion thereof;

1.2 The Developer has completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof has agreed to enter into this agreement and to part with the amount as hereinafter appearing and but for the aforesaid representations the Developer would not have otherwise entered into this agreement nor would have parted with the amount as hereinafter stated

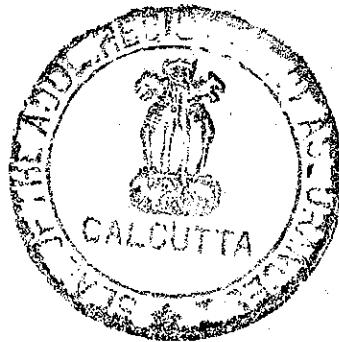
ARTICLE II - ASSURANCES AND WARRANTIES BY THE DEVELOPER

2.1 At or before the entering into this Agreement the Developer has assured and represented to the Owners as follows:

- i) That the Developer has adequate financial resources to undertake the development of the said Premises.
- ii) That the Developer has an experienced professional team at its commence comprising of Engineers, skilled workers and other professionals who are competent to undertake the development of the said Premises.
- iii) That the Developer is entering into this agreement in good faith with the intent of undertaking development of the said premises and sharing of the constructed area in terms of this agreement.

Sanjay

Sanjay



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ADDITIONAL REGISTRAR
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ARTICLE-III : DEFINITIONS

3.1 In this agreement unless the context so permits the following expressions shall have the meanings assigned to them as under:

- i) **ARCHITECT** shall mean such person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said New Building.
- ii) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings
- iii) **COMMON FACILITIES AND AMENITIES** shall mean corridors hallways, stairways, staircase, electric room, durwan room, passageways, driveways, lift and lift room, common lavatories, pump room, tube well, underground and overhead water tank, water pump and motor and other facilities which may be provided by the Developer for proper enjoyment, maintenance and/or management of the Project.
- iv) **DEVELOPMENT AGREEMENT** shall mean this Agreement
- v) **DEVELOPER** shall mean the said **EUPHORIA GREENS PROJECTS LLP** and shall mean and include its successor and/or successors in office/interest and assigns.
- vi) **NON REFUNDABLE DEPOSIT AMOUNT** shall mean the amount agreed to be provided by the Developer to the Owners as hereinafter appearing as and by way of Security Deposit.

Sanjay Sharma
Sanjay Sharma



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ADDITIONAL REGISTRAR
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- vii) **FLATS/UNITS/APARTMENTS/SHOWROOMS/ CONSTRUCTED SPACES AND CAR PARKING SPACES** shall mean and include the various flats units apartments showrooms, constructed spaces and car parking spaces in the new building and/or buildings available for independent use and occupation for mixed purposes.
- viii) **MARKETING EXPENSES** shall mean and include the amount to be paid as and by way of 'Brokerage' and also the actual expenses to be incurred on account of publicity and advertisement all to be shared equally between the Owners and the Developers.
- ix) **OWNERS** shall mean the parties hereto of the One Part and shall mean and include their respective heirs, legal representatives, executors, administrators and assigns.
- x) **"PASS THROUGH CHARGES"** means and includes the contribution collectable from the customers towards Stamp Duty, Registration Charges, Association formation Charges, VAT, Goods and Service Tax ("GST"), other Government deposits, taxes and levies, marketing costs, maintenance deposit/corpus, payments to be received from the customers towards advance maintenance charges, association deposit, lease rent, royalties, legal charges, and all such other similar statutory charges, deposits and fees as also costs which are collected/recovered from the customers and also all the other charges collected from the customers which are for onward transfer to the co-operative society/association and/or any other legal entity or corporate body comprising of purchasers/Transferee/s of the said Total Property/deposit to the concerned Governmental Authority or the association or

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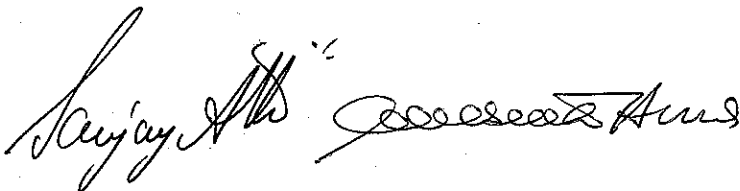
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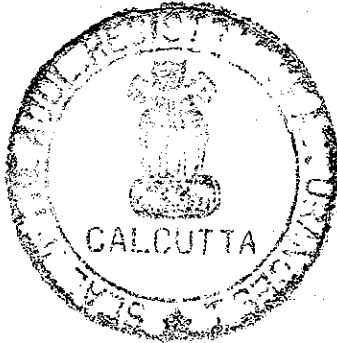


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2016

common organization (if any) of the Purchasers/Transferee/s or with the maintenance agency of the Project, as the case may be. It is clarified that as separate account shall be maintained in the books of account for the Pass through charges.

- xi) **PLAN** shall mean and include such plan or plans, lay out and specifications to be prepared by the Architect appointed by the Developer for undertaking the development of the said Premises as may be sanctioned by the authorities concerned.
- xii) **PREMISES** shall mean ALL THAT the Municipal Premises No. 2 Beckbagan Row , Kolkata 700 017 TOGETHER WITH the building and structures thereon commonly (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**).
- xiii) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.
- xiv) **TRANSFEE/INTENDING PURCHASER SHALL** mean a person, firm, limited company, association or person to whom any space in the housing complex will be transferred by separate deed of agreement, transfer/conveyance.
- xv) **Words** importing singular shall include plural and vice versa.
- xvi) **Words** importing Masculine Gender shall include Feminine and Neutral Genders, Likewise words importing Feminine Gender shall include Masculine and Neutral Genders.





(Signature)

**ADDITIONAL REGISTRAR
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19 DEC 2018**

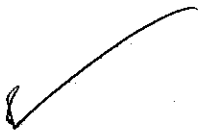
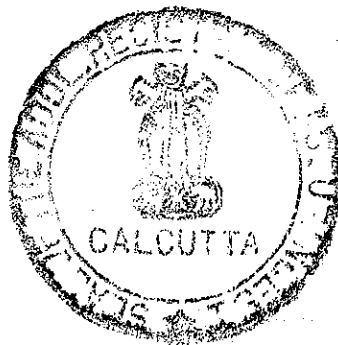
ARTICLE-IV : COMMENCEMENT AND DURATION

- 4.1 This Agreement shall be deemed to have commenced on and with effect from the date of its execution and shall remain in full force and effect until completion of the said Project unless terminated and/or determined in the manner as hereinafter appearing

ARTICLE V – GRANT OF DEVELOPMENT RIGHT

- 5.1 It has been agreed by and between the parties hereto that subject to the terms and conditions herein contained the Owners have agreed to grant the exclusive right of development in respect of the said Premises unto and in favour of the Developer herein and in connection therewith the Developer shall be entitled to and is hereby authorized:
- i) apply for and obtain all consents, approvals, sanctions and/or permissions as may be necessary and/or required for undertaking development of the said Premises .
 - ii) take such steps as are necessary to divert all pipes, , cables or other conducting media in, under or above the Premises or any adjoining or neighboring Properties and which need to be diverted for undertaking the development work .
 - iii) install all electricity, gas, water, telecommunications, and surface and foul water drainage to the Premises and shall ensure that the same connects directly to the mains.
 - iv) serve such notice/notices and enter into such agreement/ agreements with statutory undertakers or other companies as may be necessary to install the services.

Sujay S
Roohulla Ahmed



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- v) give all necessary or usual notices under any statute affecting the demolition and clearance of the Premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Premises and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the Owners from and against all costs, charges, claims, actions, suits and proceedings.
- vi) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
- vii) remain responsible for any accident and/or mishap caused by any act of the Developer while undertaking construction and completion of the said new building and/or buildings in accordance with the said Plan which may be sanctioned by authorities concerned and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
- viii) comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.

Sanjay

Sanjay



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- ix) comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal Corporation and/or Municipality or other authorities affecting the Premises or the development.
- x) take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts, deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Premises.
- xi) incur all costs, charges and expenses for the purpose of constructing, erecting and completing the said new building and/or buildings in accordance with the Plan to be sanctioned by the authorities concerned.
- xii) make proper provision for security of the said Premises during the course of development.
- xiii) not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Premises or any part or portion thereof.
- xiv) not expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction, erection and completion of the said new building.
- xv) To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said new building and/or buildings in accordance with the Plan

Sanjay
[Signature]



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19 DEC 2018


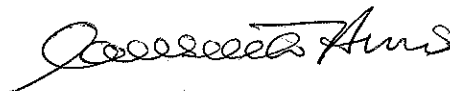
and to pay perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be paid performed and observed.

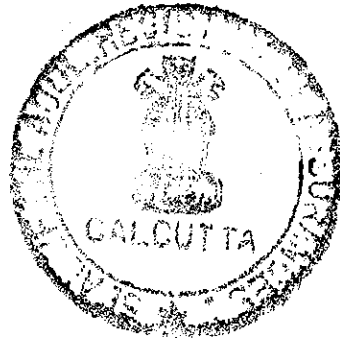
ARTICLE VI - PLAN

- 6.1 The Developer shall be entitled to prepare or cause to be prepared a map or plan by its Architect for being submitted to Kolkata Municipal Corporation for sanction.
- 6.2 The said Plan shall envisage construction of a new building and/or buildings for mixed use i.e. for residential purposes or commercial purposes or residential cum commercial purposes as the Developer may decide in its absolute discretion.
- 6.3 All costs charges and expenses including the amounts which may become payable to the Architect, Engineers and other agents for preparation of the plan including the sanction fee shall be paid borne and discharged by the Developer.
- 6.4 The Developer shall be entitled to and the Owners and each one of them consent to the Developer modifying and/or altering the said Plan in accordance with the prevailing rules so long as such modification and/or alteration is beneficial for the said Project.

ARTICLE VII - DEPOSIT AMOUNT

- 7.1 The Developer has agreed to pay non refundable deposit with the Owners an aggregate sum of Rs. 1,00,00,000/- (Rupees One crore only)(hereinafter referred to as the DEPOSIT AMOUNT)



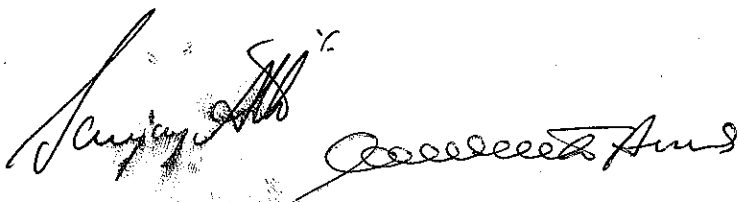
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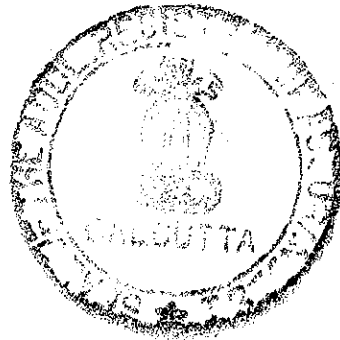
ADDITIONAL REGISTRAR
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- 7.2 At or before the execution of this Agreement the Developer has paid to the Owners, a sum of Rs. 50,00,000/- (Rupees fifty lacs only) as and by way of part payment of the Non Refundable Deposit Amount (which amount the Owners doth hereby and also by the receipt hereunder doth admit and acknowledge to have been received)
- 7.3 The balance of the non refundable deposit amount being a sum of Rs. 50,00,000/- (Rupees fifty lacs only) shall be paid by the Developer to the Owners within ten days from the date of sanction of the said Plan and the Owners vacating the said Premises and allowing the Developer to enter upon the Premises for undertaking the Development thereof.

ARTICLE VIII- TOTAL DEVELOPMENT COSTS

- 8.1 The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer, including, without limitation, the items listed below:
- i) The proper costs of obtaining planning permissions in respect of the development (including fees of the architects surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature.
 - ii) The proper costs of investigations, surveys, and tests in respect of soil, drains, structures and rights of light.

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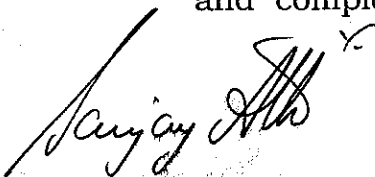
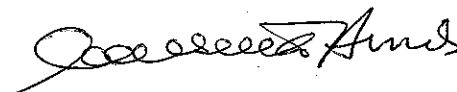
ADDITIONAL MEMBER
OF ASSURANCE-1, KOLKATA
19 DEC 2018

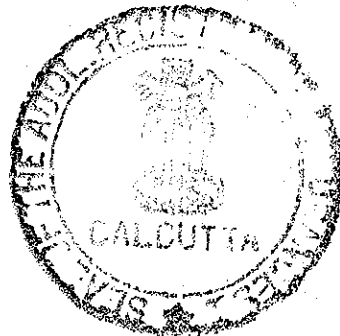
- iii) The proper costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development.
- iv) The proper costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs.
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the Premises or on the Owners or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party.
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development.
- vii) All proper costs and interests and other finance costs payable by the Developer for undertaking development.

ARTICLE IX - DEVELOPMENT

9.1 Within ten days from the date of sanction of the Plan the Owners shall vacate the said Premises and shall allow the Developer to enter upon the said Premises as its licensee to undertake the development thereof (hereinafter referred to as the START DATE) and on and from the Start Date the Developer shall -

- i) Immediately commence and/or proceed diligently to execute and complete the development.

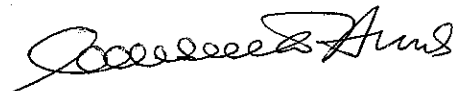
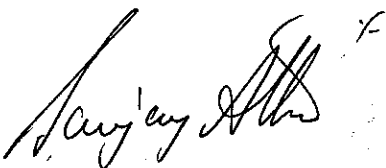
 

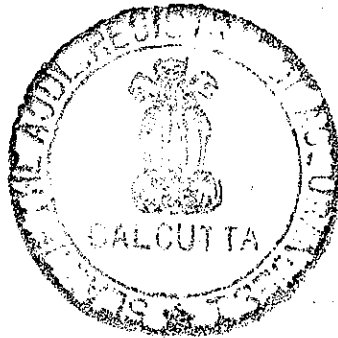


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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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- ii) proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials as may be recommended by the Architect free from any latent or inherent defect.
- iii) execute and complete the development in accordance with the approved plan and shall obtain all planning permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.
- iv) In connection with the development of the said Premises the Developer shall be entitled to appoint its own professional team for undertaking development of the said Premises.
- v) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.
- vi) The Developer has used and shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to selection and preparation of all necessary performance specifications and requirements and to design of the Development for the purposes for which is to be used or specific.





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- vii) The Developer shall commence and proceed diligently to execute and complete the development:
- a) in a good and workman like manner with good quality of materials of their several kinds free from any latent or inherent defect (whether of design, workmanship or materials)
 - b) in accordance with the sanctioned Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement.
- viii) The Developer shall use its best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE X - MAKING OVER OF THE SITE

10.1 Within ten days from the date of sanction of the said Plan and subject to the Developer making payment of the balance of the said Non Refundable Deposit Amount the Owners shall allow the Developer to enter upon the said Premises for the purpose of undertaking the development thereof in accordance with the said Plan.

10.2 It is hereby expressly agreed by and between the parties hereto that the possession of the said Premises is not being given or intended to be given to the Developer in part performance as contemplated by Section 53A of the Transfer of Premises Act 1972 read with Section 2

Sanjay A. H. *Sanjay A. H.*



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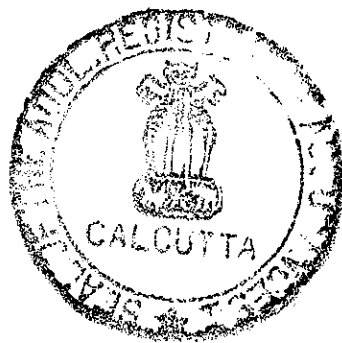
(47)(v) of the Income Tax Act 1961 and possession of the said Premises shall always remain vested with the Owners during the continuance of this agreement.

ARTICLE XI - CONSTRUCTION AND COMPLETION -

- 11.1 Immediately after sanction of the plan by Kolkata Municipal Corporation and subject to the Owners fulfilling their obligations the Owners and the Developer shall undertake development of the said premises in accordance with the sanctioned plan.
- 11.2 All costs charges and expenses for undertaking development of the said Premises (hereinafter referred to as the CONSTRUCTION COSTS) shall be provided by the Developer and unless prevented by circumstances beyond the control of the Developer amounting to Force Majeure the said Housing Project shall be constructed erected and completed in all regards within a period of 36 (Thirty Six) months from the date of execution of this agreement with a grace period of 12 (Twelve) months (hereinafter referred to as the COMPLETION DATE)
- 11.3 The Developer shall cause the said new building and/or buildings to be constructed erected and completed with good quality materials and/or specifications as may be recommended by the Architect for the time being in force.
- 11.4 The Developer hereby undertakes to keep the Owners indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of construction of the said new building and/or for any defect therein.

Sanjay

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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
19 DEC 2018

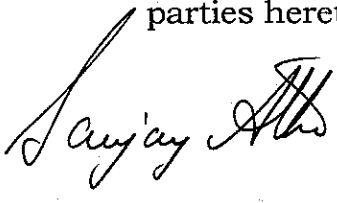
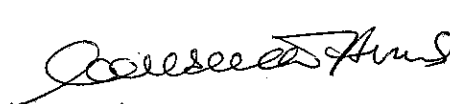
11.5 If any accident or mishap takes place during construction until completion of the new building and/or buildings whether due to negligence or otherwise of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claims thereof or therefrom.

11.5 It is hereby made expressly clear that the Developer shall be fully responsible for the workmanship and specifications used in construction of the said New Building it being expressly agreed that in the event of there being any claim from any intending purchasers on account of faulty and/or inferior construction then and in that event the Developer alone shall be responsible and shall keep the Owners saved harmless and fully indemnified in respect thereof.

ARTICLE XII - REVENUE SHARING

12.1 In consideration of the above and keep in view the marketing expertise of the Developer it has been agreed that the entirety of the constructed area forming part of the development shall be sold and marketed by the Developer and that the Developer shall be entitled to enter into agreement for sale and transfer in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the development in its own name and to receive realize and collect the sale proceeds and the Owners shall be parties to any agreement if needed and/or required.

12.2 For the purpose of sharing of revenue between the parties in terms of this agreement it has been agreed that out of the gross receipts after adjustment and appropriation of the Pass Through Charges as hereinbefore recited the net sale proceeds accruing consequent to sale and transfer of the development shall be shared between the parties hereto in a manner whereby.

Sanjay  ¹⁻




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- i) The Owner shall be entitled to 50% of the net sale proceeds (hereinafter referred to as the OWNER SHARE) and
- ii) The Developer shall be entitled to retain for itself the remaining 50% of such net revenue (hereinafter referred to as the DEVELOPER'S SHARE)

12.3 In addition to the share of revenue to part form of the Developer's Share the Developer shall be entitled to retain all amounts paid by the intending purchasers on account of deposits and/or advances on account of municipal rates and taxes, Sinking Fund, Electricity Deposits and other amount and this will not be taken into account for the purpose of determination of net revenue. The aforesaid amounts on account of deposits and advances to be retained by the Developer shall be made over by the Developer to the Holding Organisation upon its formation.

12.4 It is hereby expressly agreed and declared that it is the intention of the parties to commercially exploit the aforesaid Property to the hilt and to share the revenue in the ratio as aforesaid and as such the Developer shall be entitled to enter into agreements in its own name with the intending purchasers for sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the development and to receive realize and collect the sale proceeds and other amounts in its own name and the Owners agree to be parties to any agreements which may be entered into by the Developer.

12.5 For the purpose of sharing of the revenue in terms of this agreement the parties hereto the parties hereto shall hold periodical meetings for determining the price at which any flat/unit/car park is to be sold and transferred and as far as possible all decisions taken will be recorded.

Sanjay

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12.6 The Developer shall maintain the books of accounts and other papers connected with sale and transfer of the development at its office at 53C, Mirza Ghalib Street, Kolkata 700016 and the Owners or any person authorised by them shall be entitled to take inspection of such books of accounts and other related papers

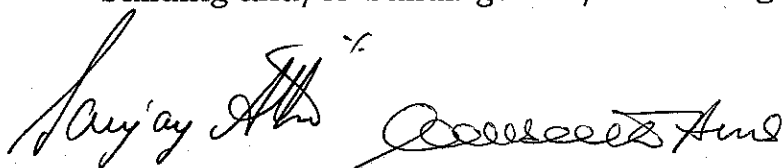
12.7 It has been agreed by and between the parties hereto that the Developer shall maintain a separate bank account to be opened in any nationalized and/or any other bank and all amounts received consequent to sale and transfer of the development on the said Retained Area shall be deposited in the said account and after adjustment and appropriation of the marketing expenses and Pass Through Charges out of the gross receipts, the net sale proceeds will be shared between the parties hereto in the proportion as aforesaid

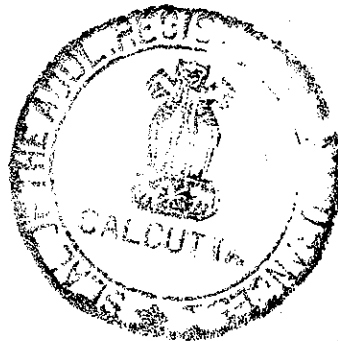
12.8 The said account shall be operated by the authorised signatories of the Developer and disbursements shall take place from time to time in such manner as may be agreed upon between the parties hereto.

12.9 It is expressly agreed and declared by and between the parties hereto that in the event of any sale agreement is terminated and any amount is to be refunded to the intending purchaser. The parties hereto shall make payment of the same in proportion to their respective share in the revenue and similarly in the event of any amount is payable on account of any claim or demand on the part of the intending purchasers the same will also be paid and shared by the parties hereto in proportion to their respective shares.

ARTICLE XIII - CONSEQUENCES OF DELAY IN COMPLETION

13.1 The Developer shall make best endeavours to complete the said new building and/or buildings and/or Housing project within a period of





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3 (Three) years from the date of sanction of the Plan with a grace period of 12 (Twelve) months (hereinafter referred to as the COMPLETION DATE) subject to Force Majeure as hereinafter appearing

13.2 In the event of the Developer failing to complete the said housing project in the manner as hereinbefore recited then and in that event the parties shall mutually discuss and decide the matter amicably.

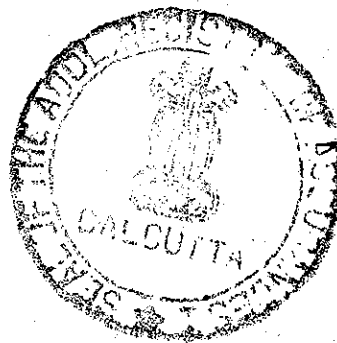
ARTICLE XIV - TITLE DEEDS - RIGHT TO MORTGAGE

14.1 The Owners have assured and covenanted with the Developer that the original title deeds in respect of the said Premises is in their custody and possession and they shall produce the same as and when necessary for inspection and upon completion of the said Housing Project shall make over such title deeds to the Holding Organisation upon its formation.

14.2 For the purpose of undertaking development of the said Premises the Developer shall be entitled to apply for and obtaining construction loan from any Bank and/or Financial Institution in the name of the Owners and the Owners agrees to sign and execute all deeds documents and instruments as may be necessary and/or required or if required the Developer as the Power of Attorney holder shall execute all deeds, documents, instruments as may be necessary and or required IT BEING EXPRESSLY made clear that the Developer alone shall be liable for making repayment of the loan amount together with interest accrued due thereon and shall keep the Owner and/or its Directors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

Sanjay A. M.

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REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

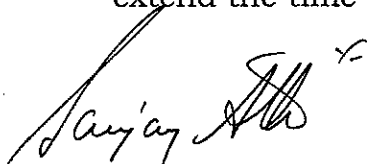
14.3 The Developer shall be entitled to apply for and obtain financial accommodation from any bank and/or financial institution as and by way of construction loan for the purpose of undertaking the development of the said Premises and the Owners agree to sign and execute all deeds documents applications and papers as may be necessary and/or required it being expressly made clear that the Developer alone shall be liable for repayment of the amount so borrowed together with the interest accrued due thereon and shall keep the Owners saved harmless and fully indemnified in respect thereof.

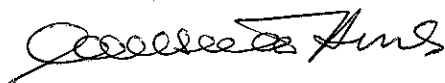
ARTICLE XV- FORCE MAJEURE

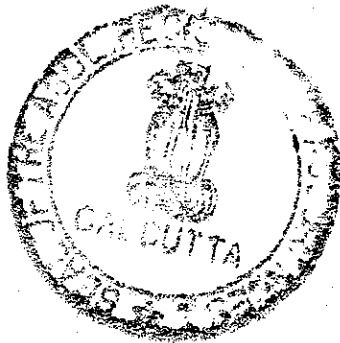
15.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :

- i) Fire (not caused by Developer's negligence)
- ii) Natural calamity
- iii) Tempest
- iv) Riots, and/or civil commotion
- v) Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.
- vi) Any other unavoidable circumstances beyond control of the Developer.

15.2 In the event of the Developer failing to complete the construction of the said new building if prevented by any acts amounting to force majeure then and in that event the parties shall by mutual consent, extend the time for completion.







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REGISTRAR OF ASSURANCES
OF ASSURANCES-I, KOLKATA
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ARTICLE XVI- AUTHORISED REPRESENTATIVES - DOCUMENTATION

- 16.1 For the sake of convenience it has been agreed that Mr. Sanjay Atha shall be deemed to be the authorized representative of the Owners and that Mr. Ashok Kumar Jain shall be deemed to be the authorized representative of the Developer (hereinafter collectively referred to as the AUTHORISED REPRESENTATIVES) and any act deed or thing done by any of the authorized representatives shall be final conclusive and binding on the party to which such authorized representative belongs.
- 16.2 Any notice given to any of the authorized representative will be a notice to the persons whom such authorized representatives are representing

ARTICLE XVII - OWNERS'S OBLIGATIONS

17.1 The Owners have agreed:

- i) To co-operate with the Developer in all respect for development of the said Premises in terms of this agreement
- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the New Building and/or Buildings in accordance with the said Plan

Sanjay Atha

Ashok Kumar Jain



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iv) The Owners will execute a registered power of attorney in favor of the Developer or its nominee and/or nominees to enable the Developer to obtain sanction of the said Plan and to do such other acts deeds and things which are necessary and/or required towards construction work and the Owners shall also execute a General Power of Attorney in favor of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement

17.2 The Owners has agreed that without the consent of the Developer in writing the Owners shall not cancel and/or revoke the said Power of Attorney unless the Developer is in breach of contract.

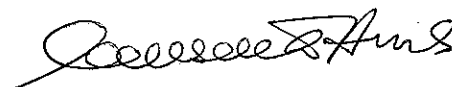
17.3 The Owners and each one of them agree and undertake to sign and execute all agreements for sale and/or the Deeds of Conveyances in favour of various intending purchasers.

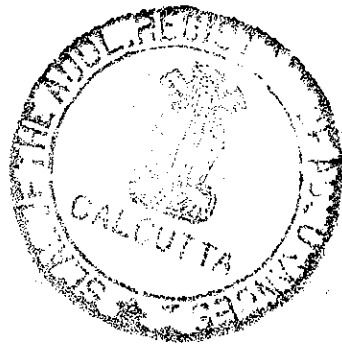
ARTICLE XVIII (DEVELOPER' INDEMNITY)

18.1 The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Building.

18.2 The Developer hereby undertakes to keep the Owners indemnified and indemnifies the Owners against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of construction of the said Building and/or for any defect therein.



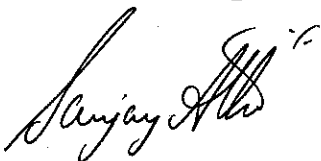


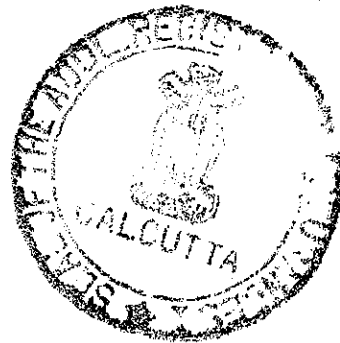


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- 18.3 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise any act of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claim thereof or there from.
- 18.4 The Developer hereby undertakes that without prior written permission of the Owners the Developer shall not assign and/or transfer this Development Agreement to any one whatsoever.
- 18.5 Upon completion of the new building and/or buildings and/or Project and sale and transfer of the various flats units apartments constructed spaces and car parking spaces the Unit Owners in the said Project shall form a Holdings Organisation which may be an Association/Syndicate or any other entity or at their discretion may appoint an FMC for holding of the common parts and portions and for rendition of common services and the Developer has agreed to render all co-operation and assistance as may be necessary and/or required.
- 18.6 The Developer shall be entitled to appoint its Advocate for preparation of the Agreement for Sale and the Deed of Conveyance to be executed in favour of the intending purchasers subject to the intending purchasers making payment of the documentation charges to such advocate as may be detailed out in the Agreement for Sale to be entered into with the various intending purchaser.
- 18.7 The Developer shall apply for and obtain necessary permissions and/or comply with the provisions of the Real Estate (Regulation and Development) Act 2016 and other laws including the Green Building Act 2006.





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19 DEC 2018

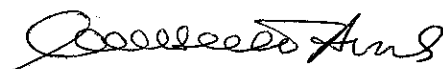
ARTICLE XIX- BREACHES

19.1 In the event of any disputes between the parties all such disputes and differences would be referred to Arbitration to a person in whom both parties have full trust and confidence failing whereof each party shall be entitled to nominate and appoint one Arbitrator and both the said Two Arbitrators shall appoint the Third and/or Presiding Arbitrator and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act 1996 or any other statutory modification or enactment thereto for the time being in force.

ARTICLE XX - NEGATIVE COVENANTS

20.1 The Owners and each one of them as and by way of negative covenants have assured and covenanted with the Developer as follows:

- i) Not to sell transfer alienate and/or encumber the said Premises
- ii) Not to create any interest of any third party into or upon the said Premises or any part or portion thereof
- iii) Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions herein contained
- iv) To do all acts deeds and things as may be necessary and/or required from time to time.





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OF ASSURANCES-I, KOLKATA
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ARTICLE XXI - MISCELLANEOUS

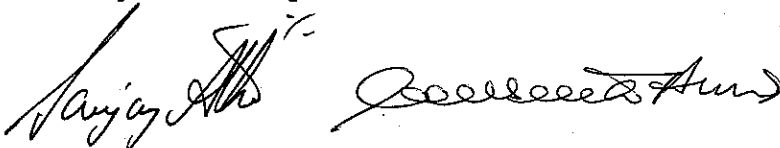
21.1 **TAXES** – The parties agree and assure each other that each of the parties will make payment of their respective share on account of GST and all other statutory outgoings and have agreed to keep each other saved harmless and fully indemnified in this regard.

21.2 **RELATIONSHIP OF THE PARTIES** –

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owners shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.

21.3 **NON WAIVER** - any delay tolerated and/or indulgence shown by the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.

21.4 **ENTIRE AGREEMENT** - this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.

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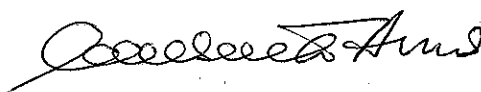
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

21.5 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (of if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

21.6 The said new building shall be known as EUPHORIA AVENUE or by such other name as may be decided by the parties hereto in consultation with each other.

21.7 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.

21.8 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them

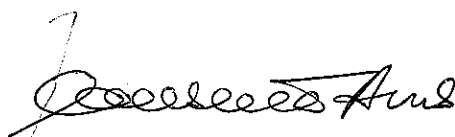
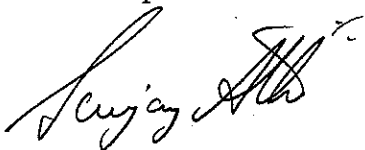
 



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- 21.9 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 21.10 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.
- 21.11 All municipal rates taxes and other outgoings payable in respect of the said Premises in terms of this agreement shall be paid borne and discharged by the Owners until such time possession of the said Premises is made over to the Developer for the purpose of undertaking development of the said Premises and on and from the date of the Owners making over possession of the said Premises to the Developer, the Developer shall be liable to make payment of such rates and taxes until completion of the said project.
- 21.12 The Agreement (together with schedules, if any) the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 21.13 This agreement shall be binding on the parties hereto and their respective successors and assigns.
- 21.14 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers





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19 DEC 2018

available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendment to the Articles.

21.15 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.

21.16 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

THE SCHEDULE ABOVE REFERRED TO(PREMISES)

ALL THAT the Municipal Premises No.2 Beckbagan Row, P.S. Karaya Kolkata 700 017 containing by admeasurement an area of 07 cottahs 15 chittacks 17 sq.ft. (more or less) together C.I. shed structures standing thereon measuring 2024 sq.ft. (more or less) situation whereof has been shown and delineated in the Map or Plan annexed hereto and bordered in RED color thereon within the Municipal Limits of Kolkata Municipal Corporation under Ward No. 69 and butted and bounded as follows:

ON THE NORTH : By Beck Bagan Row(AJC Bose Road to Lower Range)

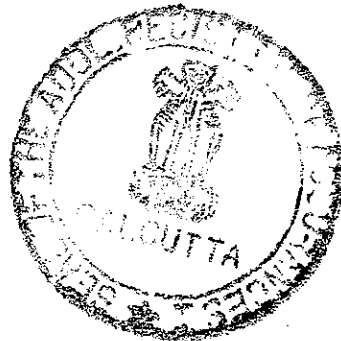
ON THE SOUTH : By Premises No. 1 Ahiripukur 1st Lane

ON THE EAST : By Premises No. 8/6, Beck Bagan Row

ON THE WEST : By Ahiripukur 1st Lane

Sanjay

Deepest Anil



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

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 AND DELIVERED BY THE OWNERS At Kolkata in the presence of

he
Shri Ch. D.
6-nd floor 9th St.
Kolkata - 700001

Witness
(Ajay Gaggar)

Ajay Gaggar

Ashok Jain

SIGNED AND DELIVERED BY THE DEVELOPER At Kolkata in the presence of

he
Shri Ch. D.

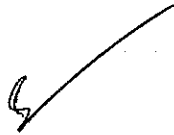
Witness
(Ajay Gaggar)
6. old post office
Kol.

EUPHORIA GREENS PROJECTS LLP

Ashok Jain
Designated Partner

DRAFTED AND PREPARED IN MY OFFICE:

Ajay Gaggar
AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No.1160/2003



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

Received of and from the within named Developer a sum of Rs. 50,00,000/- (Rupees fifty lacs only) as and by way of part payment of the deposit amount in terms of this agreement.

MEMO OF CONSIDERATION

Date	Cheque No.	In favour of	Amount
17.11.18	RTGS	Kaushik Kr. Atha	Rs. 5,00,000/=
29.11.18	RTGS	Kaushik Kr. Atha	Rs. 10,00,000/=
29.11.18	RTGS	Kaushik Kr. Atha	Rs. 5,00,000/=
11.12.18	028470	Kaushik Kr. Atha	Rs. 2,50,000/=
27.11.18	RTGS	Sanjay Kr. Atha	Rs. 5,00,000/=
11.12.18	028471	Sanjay Kr. Atha	Rs. 17,50,000/=
11.12.18	ECS	TDS	Rs. 5,00,000/=
			Rs. 50,00,000/=

(Rupees Fifty lacs only)

Witnesses:

Kaushik Kr. Atha
(Sanjay Kr. Atha)
 S. Das.
 6, Old post office sq.
 KOL - I

Sanjay Kr. Atha
Soudeeta Kund.



✓

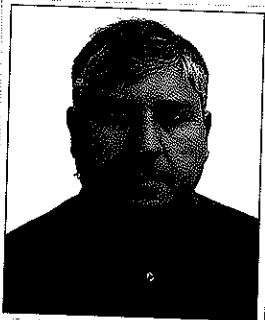
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanyal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



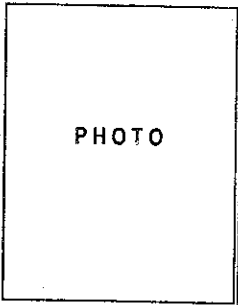
Rose

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Asish Jain

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



0
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

SIT PLAN OF
PRES. NO.- 2, BECK BAGAN ROW
KOLKATA-700017

DEED AREA OF LAND :- 7 ka. 15 ch. 17 sft.



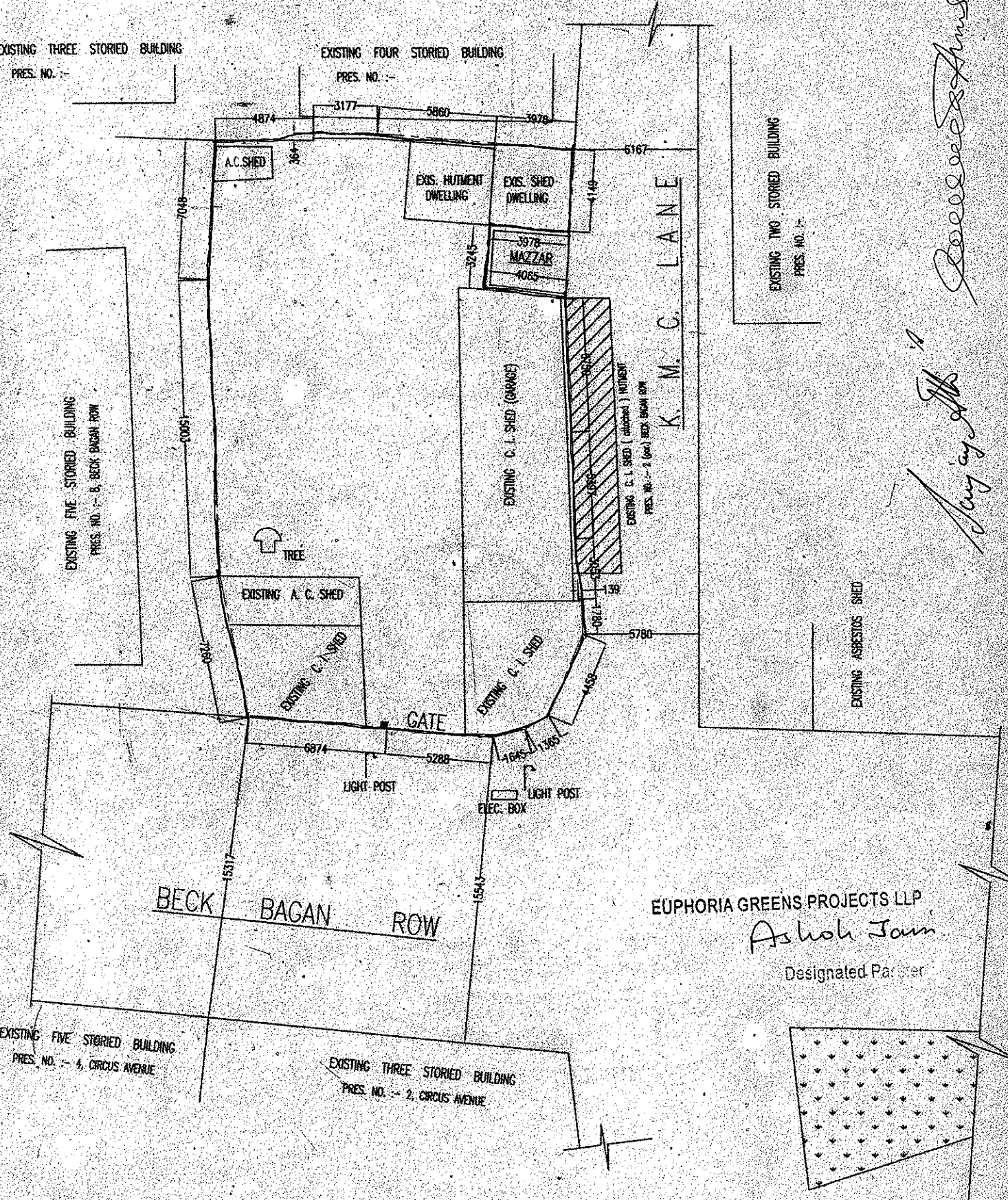
EXISTING THREE STORED BUILDING
 PRES. NO. :-

EXISTING FOUR STORED BUILDING
 PRES. NO. :-

EXISTING TWO STORED BUILDING
 PRES. NO. :-

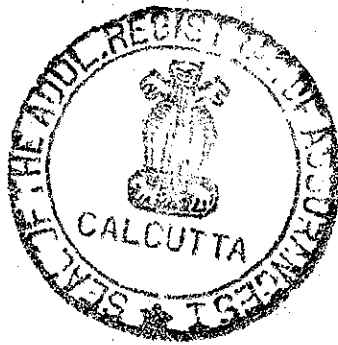
EXISTING FIVE STORED BUILDING
 PRES. NO. :- B, BECK BAGAN ROW

EXISTING ASPRESTOS SHED



Handwritten signatures and notes:
 [Signature]
 [Signature]

EUPHORIA GREENS PROJECTS LLP
 Ashok Jain
 Designated Partner



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 DEC 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY ATHA

RAMNIK LAL ATHA

20/03/1966

Permanent Account Number

ADAPA3091Q

Signature



90028070

Sanjay Atha

यदि कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
चौधी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, जोखर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 01-22-2497-2498 Fax: 01-22-2497-0664

e-mail: pan@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



সঞ্জয় আঠা
SANJAY ATHA
পিতা : রমনিক লাল আঠা
Father : RAMNIK LAL ATHA
জন্ম তারিখ / Year of Birth : 1966
পুরুষ / Male



4233 5276 3275

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

ঠিকানা:
7/1বি, সানি পার্ক, বালিগঞ্জ,
বালীগঞ্জ, কোলকাতা, পশ্চিমবঙ্গ,
700019

Address:
7/1B, SUNNY PARK,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

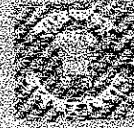
Sanjay Atha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



ABMPA3152C

नाम / Name
KAUSHIK KUMAR ATHA

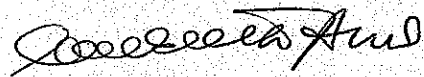
पिता का नाम / Father's Name
NATWARLAL ATHA

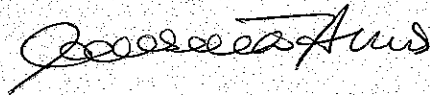
जन्म की तारीख / Date of Birth
29/11/1966

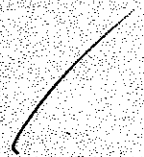

हस्ताक्षर / Signature



1032017





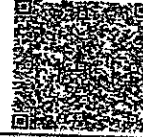




भारत सरकार
GOVERNMENT OF INDIA



Kaushik Kumar Atha
DOB: 29/11/1966
Male / MALE



7136 9388 3040

MEERA AADHAAR, MERI PEHACHAN

Kaushik Kumar Atha

Kaushik Kumar Atha



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Late Natwarlal Atha, 15DX2 LOCH
TOWER, HILAND PARK, 1925 CHAK
GARIA, Panchasayar, Kolkata,
West Bengal - 700094



1947
1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

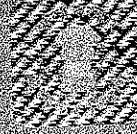


भारत सरकार
GOVT OF INDIA



धारणी-संख्या संख्या कार्ड
Permanent Account Number Card

AAGFE9531N



TIN / Name
EUPHORIA GREENS PROJECTS LLP

निर्माण / पंजीयन का तिथि
Date of Incorporation / Registration
05/01/2018

यदि कार्ड खो जाता है / यदि किसी अन्य व्यक्ति को मिल जाए, तो इसे
आयकर विभाग को वापस देना।
530 प्रसिद्ध प्रतीक संख्या: 241, पृष्ठ 99/78
मॉडल कॉलोनी, नज़द डीप थिंगलॉव चौक,
दिल्ली - 411 016

If this card is lost / someone else can't find it,
please inform / return to
Income Tax PAN Services Unit, NSDL
530/100, Mansarovar, New Delhi
Ph: No. 241, Survey No. 99/78,
Model Colony, Near Deep Thingalow Chowk,
Delhi - 411 016

हमारे पास: 241, सर्वे नं. 99/78, पृष्ठ 100/100
e-mail: pan@nsdl.com

EUPHORIA GREENS PROJECTS LLP
Ashok Jain
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

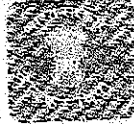
ASHOK KUMAR JAIN

TRILOK CHAND JAIN

08/04/1965

Permanent Account Number
AGFPJ8518D

Signature



14072012

इस कार्ड के खोलने / पाने पर कृपया सूचित करें / नोट करें:
आयकर से जुड़ा इलेक्ट्रॉनिक पत्र पत्र की एक
सुरक्षित प्रतिलिपि, आयकर कर्ता
बिना किसी अतिरिक्त लागत के प्राप्त करें।
कॉन्टैक्ट: पुना - 411 045.

If this card is lost / someone's card card is found
please inform / contact to:
Income Tax PAN Services Unit, NSDL,
Unit 2, 2nd Floor, Signature Exchange,
New Market, Jangpura Exchange,
Bangalore, Karnataka - 560011.

Tel: 01 2610 4221, 0800 120 120, 0800 121 8001
e-mail: income@nsdl.com

Ashok Jain



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1178/49577/05205

To
Ashok Kumar Jain
S/O Tilok Chand Jain
Flt No-7A, Emerald Villa
29/1B, Ballygunj Circular Road
Ballygunge
Kolkata Ballygunge
West Bengal - 700019
9831987755

Download Date: 24/03/2017

Generation Date: 04/03/2017

Validity: Unknown



आपका आधार क्रमांक / Your Aadhaar No. :

3670 2055 5055

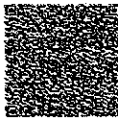
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ashok Kumar Jain
DOB: 08/04/1965
MALE



3670 2055 5055

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Tilok Chand Jain, Flt No-7A,
Emerald Villa, 29/1B, Ballygunj
Circular Road, Ballygunge,
Kolkata,
West Bengal - 700019

**3670 2055
5055**



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help@uidai.gov.in



www.uidai.gov.in

Ashok Jain

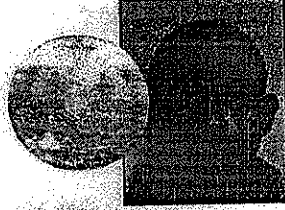
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় পত্র



Elector's Name Asit Manna

নির্বাচকের নাম অসিত মান্না

Father's Name Abanti Kumar Manna

পিতার নাম অবন্তী কুমার মান্না

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 38

১.১.২০০৫-এ বয়স ৩৮

Address:

Mauja - Depala Shasanabada J. L. No - 128 (Ansha)
Depala Ramnagar Purbo Medinipur 721453

ঠিকানা :

মৌজা- দেপাল শাসনাবাদ জে.এল.নং-১২৮ (অংশ) দেপাল রামনগর পূর্ব
মেদিনীপুর ৭২১৪৫৩

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 212-Ramnagar

বিধানসভা নির্বাচন কেন্দ্র : ২১২-রামনগর

District: Purbo Medinipur জেলা: পূর্ব মেদিনীপুর

Date: 20.07.2005 তারিখ: ২০.০৭.২০০৫

13167

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

GRN: 19-201819-031576402-1

Payment Mode Online Payment

GRN Date: 11/12/2018 12:54:45

Bank : Vijaya Bank

BRN : 23070841

BRN Date: 11/12/2018 12:53:00

DEPOSITOR'S DETAILS

Id No. : 19010001707353/5/2018

[Query No./Query Year]

Name : EUPHORIA GREENS PROJECTS LLP

Contact No. : Mobile No. : +91 9831087755

E-mail : euphoriagreens@gmail.com

Address : 53C MIRZA GHALIB STREET KOLKATA 700016

Applicant Name : Mr Euphoria Greens Projects LLP

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001707353/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	19010001707353/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	100105

Total

175076

In Words : Rupees One Lakh Seventy Five Thousand Seventy Six only



Major Information of the Deed

Deed No :	I-1901-09586/2018	Date of Registration	19/12/2018
Query No / Year	1901-0001707353/2018	Office where deed is registered	
Query Date	12/11/2018 2:18:58 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Euphoria Greens Projects LLP 53C, Mirza Ghalib Street, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 9831087755, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 5,80,09,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,00,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bekbagan Row, Road Zone : (A. J. C. Bose Road -- Lower Range On Road) , Premises No: 2, , Ward No: 069 Pin Code : 700019

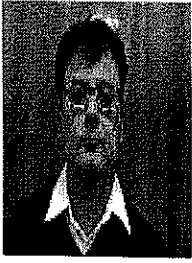

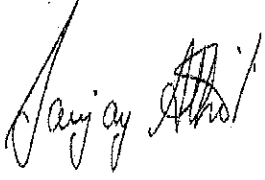
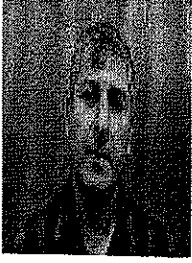

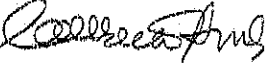
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 15 Chatak 17 Sq Ft		5,74,02,797/-	Property is on Road
Grand Total :					13.1358Dec	0 /-	574,02,797 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2024 Sq Ft.	0/-	6,07,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 2024 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2024 sq ft	0 /-	6,07,200 /-	

Major Information of the Deed :- I-1901-09586/2018-19/12/2018

Land Lord Details :



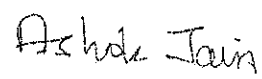
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Sanjay Atha, (Alias: Mr Sanjay Kumar Atha) (Presentant) Son of Mr Ramniklal Atha Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018	19/12/2018	
7/1B, Sunny Park,, P.O:- Balygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADAPA3091Q, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Kaushik Atha, (Alias: Mr Kaushik Kumar Atha) Son of Late Lalji Khatau Atha Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018	19/12/2018	
15DX2, Loch Tower, Hiland Park,, 1925, Chakgaria, P.O:- Pancharyar, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABMPA3152C, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				

Developer Details :

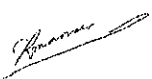
Sl No	Name,Address,Photo,Finger print and Signature			
1	Euphoria Greens Projects LLP 53C, Mirza Ghalib Street,, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAGFE9531N, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1901-09586/2018-19/12/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ashok Kumar Jain Son of Late T C Jain Date of Execution - 19/12/2018, , Admitted by: Self, Date of Admission: 19/12/2018, Place of Admission of Execution: Office	Photo  Dec 19 2018 1:42PM	Finger Print  LTI 19/12/2018	Signature  19/12/2018
53C, Mirza Ghalib Street,, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACFPJ8518D Status : Representative, Representative of : Euphoria Greens Projects LLP (as Partner)				

Identifier Details :

Name & address	
Mr Asit Manna Son of Mr A K Manna 6, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Sanjay Atha, Mr Kaushik Atha, Mr Ashok Kumar Jain	 19/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjay Atha	Euphoria Greens Projects LLP-6.56792 Dec
2	Mr Kaushik Atha	Euphoria Greens Projects LLP-6.56792 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjay Atha	Euphoria Greens Projects LLP-1012.00000000 Sq Ft
2	Mr Kaushik Atha	Euphoria Greens Projects LLP-1012.00000000 Sq Ft

Endorsement For Deed Number : I - 190109586 / 2018

Major Information of the Deed :- I-1901-09586/2018-19/12/2018

On 19-11-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,80,09,997/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 19-12-2018

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

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

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:20 hrs on 19-12-2018, at the Office of the A.R.A. - I KOLKATA by Mr Sanjay Atha Alias Mr Sanjay Kumar Atha, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 19/12/2018 by 1. Mr Sanjay Atha, Alias Mr Sanjay Kumar Atha, Son of Mr Ramniklal Atha, 7/1B, Sunny Park,, P.O: Balygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr Kaushik Atha, Alias Mr Kaushik Kumar Atha, Son of Late Lalji Khatau Atha, 15DX2, Loch Tower, Hiland Park,, 1925, Chakgaria, P.O: Pancharyar, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Identified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 19-12-2018 by Mr Ashok Kumar Jain, Partner, Euphoria Greens Projects LLP, 53C, Mirza Ghalib Street,, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,105/- (B = Rs 1,00,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,00,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2018 12:53PM with Govt. Ref. No: 192018190315764021 on 11-12-2018, Amount Rs: 1,00,105/-,
Bank: Vijaya Bank (VIJB0009203), Ref. No. 23070841 on 11-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1901-09586/2018-19/12/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 83082, Amount: Rs.50/-, Date of Purchase: 05/12/2018, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2018 12:53PM with Govt. Ref. No: 192018190315764021 on 11-12-2018, Amount Rs: 74,971/-,
Bank: Vijaya Bank (VIJB0009203), Ref. No. 23070841 on 11-12-2018, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-09586/2018-19/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 406958 to 407014

being No 190109586 for the year 2018.



Digitally signed by DEBASIS PATRA
Date: 2018.12.29 11:15:49 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 29/12/2018 11:15:33
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 19th DAY OF DECEMBER, 2018
@@

B E T W E E N
SANJAY ATHA
KAUSHIK ATHA

.....OWNERS

A N D

EUPHORIA GREENS PROJECTS LLP

.....DEVELOPER

JOINT DEVELOPMENT AGREEMENT

GAGGAR & CO. LLP
ADVOCATES
6 OLD POST OFFICE STREET
KOLKATA 700001