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5480/19

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

28/8/19

5-30-19

पश्चिम बंगाल WEST BENGAL
NO. 1374603/2019.

Z 361899

16 SEP 2019

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This supplementary development agreement has been entered into at Kolkata on 28th day of August, 2019 ("Agreement").

AMONGST

- 1. **ABAS NIBAS PRIVATE LIMITED** (formerly known as Shelter Concrete Private Limited), a company incorporated under the Companies Act, 1956, having CIN U45400WB2009PTC132688, and having its registered office at AA-55 Sector -1, Salt Lake City, Kolkata 700 064, P.S. North Bidhan Nagar, P.O. Bidhan Nagar, S.O., District- North 24 Parganas and having Income Tax PAN No. AAFCM9777J, duly represented by its authorized signatory, Mr. Prasenjit Ganguly, pursuant to a board resolution dated August 22, 2019, being son of Late Ashok Kumar Ganguly, residing at 122 Hazra Road, P.O. and P.S. Kalighat, District- Kolkata and having Income Tax PAN No. ALFPG3097Q, Mobile No. 9831555560 (hereinafter referred to as the "Owner", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors or successors-in-interest and permitted assigns) of the **FIRST PART**;

Visit Case No. 729 @ 25/8
 J(1)- 250
 J(2)- 600
 Total
 Provided on 16/9/19

AND

2. **OSWAL RESIDENTIAL BUILDINGS LLP**, a limited liability partnership incorporated in accordance with the Limited Liability Partnership Act, 2008, having LLP Identification Number AAA-8304 dated March 12, 2012 and its registered office at 159, Rabindra Sarani, Room No. 2C, Onkar Mansion, Kolkata 700 007, P.S. Burrabazar, P.O. Burrabazar, District-Kolkata and having Income Tax PAN No. AADFO0122C, duly represented by its designated partner, Mr. Saurav Bafna, son of Late Sohanlal Bafna, residing at P 57, CIT Road, Kankurgachi Scheme VIM, Kolkata 700 054, P.S. Phoolbagan, P.O. Manicktalla, District- Kolkata and having Income Tax PAN No. AMVPB0829K, Mobile No. 9830356000 (hereinafter referred to as the "New Developer", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, partners-in-succession, and such other partner or partners who may be admitted into the said partnership, and its successors and permitted assigns) of the **SECOND PART**;

AND

3. **ANTRIX HOUSING LLP**, a limited liability partnership incorporated in accordance with the Limited Liability Partnership Act, 2008, having LLP Identification No. AAC-5004 and its registered office at 225C A.J.C. Bose Road, 4th Floor, Kolkata 700 020, P.S. Ballygunge, P.O. A.J.C. Bose Road, S.O., District-Kolkata and having Income Tax PAN No. ABFA4372Q, duly represented by its authorised signatory Mr. Susanta Mondal, pursuant to board resolution dated July 26, 2017, being son of Mr. Prabhuram Mondal, residing at D/18, New Patuli, Kolkata 700 094, P.S. Patuli P.O. Panchasayar, District: South 24 Parganas and having Income Tax PAN No. AKKPM0778K, Mobile No. 9830066650 (hereinafter referred to as the "Old Developer", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, partners-in-succession, and such other partner or partners who may be admitted into the said partnership, and its successors and permitted assigns) of the **THIRD PART**.

The "Owner", "Old Developer" and the "New Developer" are hereinafter individually referred to as a "Party" and collectively as the "Parties".

WHEREAS

- A. The Owner is well and sufficiently entitled, as an absolute owner, to the piece and parcel of land admeasuring an area of 270 cottahs lying and situate at 1 Rustonjee Parsee Road, P.S. Cossipore, Kolkata 700002 as detailed in Schedule I hereto. The Owner had approached the Old Developer for the development of a project on the aforesaid land. Pursuant thereto, the Owner had entered into a registered development

agreement dated August 16, 2014, being deed no. 10610 for the year 2014, recorded in Book No. 1, CD Volume No. 51, in pages 4298 to 4342, and registered in the office of the Additional Registrar of Assurances – II (“Development Agreement”) for the development of the said Property.

- B. A power of attorney for development of the said Property dated August 16, 2014 was also accorded and duly registered in Book No. 1, CD Volume No. 51, in pages 4298 to 4342, and registered in the office of the Additional Registrar of Assurances – II.
- C. It has now been agreed that the New Developer shall, instead of the Old Developer implement and execute the Project on the same terms and conditions as those contained in the Development Agreement, save and except to the extent amended herein. The Old Developer shall also have certain rights, duties and obligations as contemplated in this Agreement.
- D. Accordingly, based on the mutual understanding and negotiations between the Parties, the Parties have agreed to enter into this Agreement, *inter alia* for the grant of Development Rights (as defined in the Development Agreement) by the Owner to the New Developer, for revocation of the power of attorney granted to the Old Developer and for recording the rights and obligations of the Old Developer.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement, the Parties, with the intent to be legally bound hereby, covenant and agree as follows:

1. DEFINITIONS AND PRINCIPLES OF INTERPRETATION

1.1. Capitalised terms not defined herein shall have the meaning ascribed to it in the Development Agreement. The following terms shall have the meaning provided below:

“Agreement Date”	shall mean the date of execution of the Agreement.
“Clause”	shall mean a clause in this Agreement.
“Existing Facility”	shall mean the credit facility of Rs. 28,00,00,000 (Rupees Twenty Eight Crore only) availed by the Old Developer for the development of the Property.
“Existing Lender”	shall mean JM Financial Credit Solutions Limited and shall include any new lender(s) to whom the Existing

Facility or any part thereof may be assigned or by whom the Existing Facility or any part thereof may be financed/refinanced.

- 1.2. The principles of interpretation contained in article 1.2 of the Development Agreement shall *mutatis mutandis* apply to this Agreement.
- 1.3. In the event of any conflict between the provisions of the Development Agreement and this Agreement, the provisions of this Agreement shall prevail to the extent of such conflict and any reference to the "agreement" in the Development Agreement shall mean the Development Agreement as amended / supplemented by this Agreement.

2. GRANT OF DEVELOPMENT RIGHTS TO THE NEW DEVELOPER AND TERMINATION OF DEVELOPMENT RIGHTS OF THE OLD DEVELOPER

- 2.1 In lieu of the consideration specified hereunder, the Owner hereby unequivocally grants, assures, transfers, conveys and assigns in favour of the New Developer, the Development Rights in respect of the Property, together with all benefits, privileges, interests, easements and rights appurtenant thereto and those ancillary and incidental to the Development Rights, free from any Encumbrances (save and except for the encumbrance created in favour of the Existing Lender for securing the Existing Facility), to develop, construct, launch, market, sell/lease and collect/realize revenue from the Project, including to receive the Developer's Allocation (as defined herein below) subject to compliance/ performance of all its obligations towards the Owner in accordance with the terms and conditions contained in the Development Agreement.
- 2.2 In lieu of the consideration as recorded herein, the New Developer accepts the aforesaid grant of the Development Rights, and agrees to undertake the development of the Project, in accordance with the terms hereof and the Development Agreement.
- 2.3 It is further agreed, confirmed and understood by each of the Parties hereto that, on and from the Agreement Date:
 - 2.3.1 the Owner/Old Developer shall not retain any right to transfer and/or deal with the land parcels comprising the Property and/or the Project, subject to compliance/ performance of all its obligations towards the Owner in accordance with the terms and conditions contained in the Development Agreement.
 - 2.3.2 the New Developer shall be entitled to commence the work of construction to the extent the same is permissible under Applicable Law on any one or more land

parcels comprising the Property as it may determine, at its sole cost and expense without any interference or requirement of any consent from the Owner or the Old Developer; and

- 2.3.3 the New Developer shall be entitled to enter into and retain continuous vacant, unhindered, unimpeded, unrestricted, peaceful and exclusive access to and legal and physical possession and control of each of the land parcels comprising the Property. Further, the New Developer shall have the right to enter upon the Property directly or through its agents, architects, consultants, representatives, contractors to do all such acts and deeds required and/or necessary for, exercising the Development Rights and for marketing, selling, executing and implementing the Project.
- 2.4 The Old Developer represents that as on the date of this Agreement, it is in khas and fully vacant possession of the said Property. Save and except the existing charge in favour of the Existing Lender over the Property, the Old Developer shall deliver and hand over khas and fully vacant, un-encumbered and peaceful possession of the said Property to the New Developer simultaneously with the execution of this Agreement. The New Developer shall from the Agreement Date, be entitled to retain and continue to hold exclusive possession of the Property and shall have all the rights to deal with the Property (subject to the charge created in favour of the Existing Lender) and implement and execute the rights, powers and interest granted herein in the manner stipulated herein.
- 2.5 Simultaneously with the New Developer obtaining the certified copy of the Building Plan duly sanctioned by the Kolkata Municipal Corporation, along with all statutory clearances/permissions/ no-objection certificates, as the case may be, required for the commencement of development of the Project, the Owner shall hand over all the Title Deeds pertaining to the said Property to the Old Developer. The New Developer shall provide a certified copy of the Building Plan to the Owner at the time of hand over of the Title Deeds by the Owner to the Old Developer.
- 2.6 The Parties agree that, the Development Rights shall solely and exclusively vest in the New Developer, to the exclusion of the Old Developer. The New Developer shall be entitled to the exclusive use/commercial exploitation of the Development Rights. The Old Developer covenants that upon execution of this Agreement, the Development Rights granted to the Old Developer shall stand extinguished and terminated and the Old Developer shall not be entitled to any rights except to the extent expressly contemplated herein.
- 2.7 It is agreed that the New Developer shall implement and execute the Project on the said Property either by itself and/or through the agencies of third parties and/or Persons

identified by the New Developer, on such terms and conditions, as contained in this Agreement and the Development Agreement.

- 2.8 The Parties acknowledge that henceforth, reference to the term 'developer' in the Development Agreement shall mean the New Developer. The New Developer shall be entitled to all the right, title and interest granted by the Owner to the Old Developer in the Development Agreement in the same manner as if the Development Agreement had been originally entered with the New Developer.
- 2.9 The Old Developer hereby declares that on execution of these presents, the Owner is absolved of any obligation(s) or liability towards the Old Developer and the Old Developer shall alone be responsible for any claim, dispute or demand by any Third Party or for any liability towards any bank, financial institution, creditor or any other Third Party whatsoever. The Old Developer shall indemnify and keep the Owner harmless against all such acts, transactions, business relation, agreements and commitments whatsoever.

3. AREA OF THE PROPERTY AVAILABLE FOR DEVELOPMENT

- 3.1 The Old Developer hereby represents that as per the permission received from the competent port trust authority, it will be possible to reclaim and thereafter mutate and then develop only 246 (two hundred and forty six) cottahs of land comprised in the Property. If any additional area (over and above the 246 cottahs mentioned above) is available for development at any time subsequent to the Agreement Date pursuant to the provisions of Applicable Law or otherwise, the Development Rights granted to the New Developer shall be deemed to stand extended to such additional land and the New Developer shall be entitled to develop the Project on such additional land in accordance with the terms and conditions of the Agreement and the Development Agreement.

4. OWNER'S ALLOCATION AND NEW DEVELOPER'S ALLOCATION

4.1 Owner's Allocation

- 4.1.1 In terms of article 6 of the Development Agreement, in lieu of granting the Development Rights in favour of the New Developer, but subject to the fulfilment of the obligations and compliance of the terms of the Agreement, the Owner shall be entitled to 35% (thirty five percent) of the Gross Receipts of the Saleable Space (herein after referred to as "Owner's Allocation") and the same shall be paid by the New Developer in the manner provided herein.

4.1.2 It is further agreed and understood by the Owner that the Owner will not have any authority and / or rights to sell and /or Transfer any of the Saleable Space in the Project and / or Property. All rights, interest, authority, title, control and / or possession of the entire Saleable Space in the Project and / or the Property shall at all times exclusively remain vested with the New Developer, subject to the condition that the Owner's Allocation is paid in the manner stipulated herein.

4.2 New Developer's Allocation

4.2.1 In lieu of the construction and development of the Project at its own costs and expenses, without prejudice to the other rights and authorities as may be available to the New Developer as per the terms of this Agreement, the New Developer shall be entitled to the entire Gross Receipts and Excluded Sum of the Project, except the Owner's Allocation ("New Developer's Allocation") and the same shall be received, retained and appropriated by the New Developer in the manner as it may deem fit and proper at its own and sole discretion.

5. PROJECT ESCROW ACCOUNT

5.1 Article 8.2 of the Development Agreement contemplates that a standing mandate shall be given to the bank holding the Escrow Account for the automatic transfer of 35% (thirty five percent) of the Gross Receipts received in the Escrow Account into the designated bank account of the Owner as and when such Gross Receipts are received into the Escrow Account.

5.2 The Parties now agree that a standing mandate shall be given to the bank holding the Escrow Account for the automatic transfer of 35% of the Gross Receipts which are available for distribution under Applicable Law, after adjustment of the New Developer's Security Deposit in the manner provided below, into the designated bank account of the Old Developer instead of the Owner as and when such Gross Receipts are received in the Escrow Account, which monies and the Escrow Account has been / shall be charged in favour of the Existing Lender. The New Developer shall be deemed to have discharged its obligation of payment of Owner's Allocation upon payment of the same to the Old Developer in accordance with the provisions of this Clause and the Owner shall not have any recourse against the New Developer and/or the Old Developer as long as it has complied with the provisions of this Clause. Accordingly, the provisions of articles 8.2(a) and 8.2(b) of the Development Agreement shall no longer be applicable. It is however clarified that the Old Developer shall continue to retain its rights to adjust the Security Deposit paid by it to the Owner from the Owner's Allocation.

- 5.3 The New Developer shall provide the statement of accounts in the manner contemplated in articles 8.4 and 8.5 of the Development Agreement, to the Owner and the Old Developer, save and except that the monthly statement to be provided pursuant to article 8.4 of the Development Agreement need not contain details of the amount adjusted against Security Deposit and the balance outstanding Security Deposit, if any. It is agreed that the Old Developer shall be responsible to provide to the Owner, the monthly statements relating to the Security Deposit adjusted and balance outstanding Security Deposit, if any, within the time lines specified in article 8.4 of the Development Agreement. It is further clarified that any adjustment/settlement of monies between the Old Developer and the Owner shall occur after the Project Completion Date and the Old Developer shall be entitled to utilise any monies being credited in its designated account and shall bear no interest.
- 5.4 The Old Developer shall be responsible for compliance with the provisions of article 8.6 of the Development Agreement.

6. NEW DEVELOPER'S SECURITY DEPOSIT

- 6.1 In order to secure the due performance by the New Developer of its obligations herein, the New Developer has agreed to pay an interest free refundable security deposit of Rs. 5,00,00,000 (Rupees five crores) (hereinafter referred to as the "New Developer's Security Deposit") to the Old Developer. Out of the New Developer's Security Deposit, a sum of Rs. 3,20,00,000 (Rupees three crore twenty lacs) shall be paid on the Agreement Date and the balance sum shall be paid within such time period as may be mutually agreed between the Parties.
- 6.2 The Old Developer hereby agrees that the New Developer's Security Deposit shall be utilised by the Old Developer only for servicing the Existing Facility. It is hereby clarified that, by providing the New Developer's Security Deposit, the New Developer does not in any manner agree to assume the liability of the Old Developer towards the Existing Lender and the New Developer shall not have any liability in relation to the Existing Facility, the repayment of which shall be the sole responsibility of the Old Developer and the Old Developer shall keep the Owner indemnified and saved

harmless in respect of the same.

7. GRANT OF AUTHORITY TO THE NEW DEVELOPER AND REVOCATION OF AUTHORITY GRANTED TO THE OLD DEVELOPER

- 7.1 In order to facilitate the New Developer to undertake the Project and/or for speedy construction, erection, completion and implementation of the Project, and in *inter alia* (a) exercise the Development Rights; (b) transfer, Encumber or otherwise dispose of and/or deal with and/or alienate and/or create third party rights over: (i) any part or the whole of the constructions made and/or built up space comprising the Project; and/or (ii) any part or portion of the Project; and/or (iii) any part or portion of the land comprised in the said Property (whether such land is identified or is an undivided share) which is comprised in the Project, without prejudice to and in addition to the other powers, rights and authorities granted under the Development Agreement, the Owner hereby appoints the New Developer, as its sole and exclusive constituted attorney and authorized representative, *inter alia* for each of the aforesaid purposes and for unconditionally granting to and in favour of the New Developer, the powers stated in the Schedule II to this Agreement, with the intent and purpose that such powers shall be effective and operational on and from the Agreement Date, and the Owner shall be bound by each of the acts done and executed by the New Developer in pursuance of these powers and the Owner hereby agrees to ratify and confirm and be bound by all and whatsoever the New Developer shall do or cause to be done in or about the Property, in exercise of all the powers granted under these presents and/or in pursuance hereof.
- 7.2 The Owner acknowledges that by virtue of this Agreement, the New Developer has acquired substantial right and interest in the Property of the Owner, thus each of the powers granted in favour of the New Developer including those under these presents as also under the abovementioned and several other powers of attorney that may be executed from time to time, are coupled with interest and consideration.
- 7.3 The Owner hereby unconditionally revokes the power of attorney granted to the Old Developer pursuant to the Development Agreement which shall cease to have any effect on and from the Agreement Date. The Old Developer hereby covenants that the Owner shall not be liable for any act, deed or transaction undertaken by the Old Developer pursuant to the Development Agreement and in respect of which the Old Developer shall alone be liable. The Old Developer shall indemnify and keep the Owner indemnified against any act or omission of the Old Developer or any claim arising from any Third Party consequent to any act or omission of the Old Developer.

8. RAISING OF FINANCE

- 8.1** Subject to a no-objection certificate being issued by the Existing Lender so long as the Existing Facility continues to be due and payable by the Old Developer, pursuant to the provisions of article 10.1 of the Development Agreement, the New Developer shall be entitled to raise further finance for the Project, over and above the Existing Facility raised by the Old Developer, by creating a mortgage or charge or Encumbrance, in any manner whatsoever, over the Property or any part thereof, and/or its rights/entitlements/ interest in the Project/ Property, or any part thereof, including the built-up superstructure on the Property and subject to Applicable Law, charge/ hypothecate the receivables of the Project (to the extent of the New Developer's Allocation) including the account(s) where the receivables pertaining to the Project are collected/deposited, for the purposes of obtaining, lending/ financing/ guarantees for development and construction of the Project or for any payment of license fees/ charges or any other statutory or government levies for development/ construction on the said Property or for anything pertaining to development/ construction of the Project. Provided however, the New Developer shall take the prior consent of the Old Developer and the Existing Lender before creating any security interest over or in respect of the said Property and such security interest shall be created only once the Building Plan has been sanctioned for the Project and only for the purpose of construction of the Project.
- 8.2** Upon obtaining the Title Deed in accordance with Clause 2.5 above, the Old Developer shall, on behalf of the Owner deposit the Title Deeds related to the Property for the purpose of securing finance and/or raising funds for the execution and implementation of the Project, as and when requested by the New Developer and the Old Developer shall on behalf of the Owner sign, execute such documents, agreements, deeds, papers and do such things as shall be required for the creation of a charge or mortgage as aforesaid including, any modification thereof, as and when such need arises without any hindrance, impediment, interference and delay. The Old Developer shall be deemed to be duly authorised by the Owner for this purpose.
- 8.3** The New Developer hereby agrees that neither the Owner nor the Old Developer shall be held / made liable in any manner whatsoever, for any repayment obligations of the New Developer under any credit facilities availed by it for the Project. Further, the Owner shall not be liable for any transaction entered into by the New Developer with any Third Party whether being an allottee or a creditor or otherwise. The Owner shall also not be liable for any statutory obligation relating to the period after the Effective Date and for payment of revenues in connection with the Project. The Old Developer shall be liable for all statutory obligations till the Agreement Date.
- 8.4** Article 10 of the Development Agreement shall accordingly stand modified by the provisions of this Clause 8 from the Effective Date.

9. REPRESENTATIONS AND WARRANTIES

9.1 Each of the Parties represents to the other Parties that as on the date hereof:

- 9.1.1 such Party is duly organised and validly existing under the laws of India and has all requisite legal power and authority to execute this Agreement and to carry out the terms, conditions and provisions hereof;**
- 9.1.2 this Agreement has been duly and validly authorized, executed and delivered by it and constitutes its valid and binding obligation which is enforceable in accordance with its terms;**
- 9.1.3 the execution and delivery of this Agreement and the performance of its obligations hereunder shall not (i) conflict with or result in the breach of the terms of any other contract or commitment to which it is a party or by which it is bound, (ii) violate its memorandum of association, articles of association or bye-laws, or any other equivalent organizational document, (iii) conflict with or require any consent or approval under any judgment, order, writ, decree, permit or license to which it is a party or by which it is bound, or (iv) require the consent or approval of any other party to any contract, instrument or commitment to which it is a party or by which it is bound;**
- 9.1.4 all consents and all legislative, administrative and other governmental action including the respective Party's board approvals required to authorize the execution, delivery and performance of this Agreement by such Party and the transactions contemplated hereby have been taken or obtained and are in full force and effect, except to the extent of such actions which by the terms hereof are to be taken at a future date;**
- 9.1.5 there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made, existing or pending or to its best of knowledge, threatened or anticipated, which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transactions contemplated hereunder;**
- 9.1.6 it will comply with all Applicable Laws, regulatory requirements, standards, guidelines and codes of practice in connection with the performance of its obligations under this Agreement and will not do or permit anything to be done which might cause or otherwise result in a breach of the Agreement or cause any detriment to the transactions herein envisaged; and**

9.1.7 its entry into this Agreement, and the exercise of its rights and performance of and compliance with its obligations under or in connection with this Agreement or any other document entered into, under or in connection with this Agreement, will constitute private and commercial acts done and performed for private and commercial purposes.

9.2 The representations and warranties made by the Owner under the Development Agreement continue to remain valid and shall enure to the New Developer.

10. REFUND OF TAX CREDIT

10.1 Where the New Developer has been granted tax credit by the Kolkata Municipal Corporation in any property tax bill relating to the Property for any assessment year/(s), due to any excess property tax paid by the Owner, an amount equal to the tax credit so granted shall be deemed to be a sum due to the Owner from the New Developer and shall be paid to the Owner by the New Developer as and when such municipal tax/property tax becomes due and payable.

11. STEP IN RIGHTS AND NONPAYMENT OF OWNER'S ALLOCATION

11.1 Subject to Force Majeure (as detailed in article 17 of the Development Agreement), the New Developer shall complete the Project within a stipulated period of 5 (five) years together with an extended period of 2 (two) years from the date of receipt of sanction for the Project and all other clearances for the commencement of construction of the Project and handover of vacant and peaceful possession of the Property to the New Developer ("Completion Period"). In case of failure of the New Developer to complete the Project within the Completion Period, the Owner shall be entitled to enter into the Property after providing a notice of 60 (sixty) days and take over and complete the Project jointly with the Old Developer. The Owner and the Old Developer shall be entitled to apply all the Gross Receipts arising from the Project for completing the Project and defraying the liabilities pertaining thereto. The Gross Receipts shall be utilised towards defraying all the undisputed expenses and any GST payable by the New Developer till the step-in rights have been exercised. The ratio of Owner's Allocation and New Developer's Allocation shall be modified in the manner as may be mutually agreed at the time of exercise of step in rights by the Owner.

11.2 In case the New Developer and/or the Old Developer fail to pay the Owner's Allocation, the interest free Security Deposit (to the extent not adjusted) as kept with the Owner will be treated as full and final consideration, at the end of the completion of the Project, within the Completion Period and the Owner shall not be liable to refund

such Security Deposit.

12. GOVERNING LAW AND SETTLEMENT OF DISPUTES

- 12.1 The provisions of articles 18 and 19 of the Development Agreement shall mutatis mutandis apply to this Agreement except that the Owner and the Old Developer shall appoint 1 (one) arbitrator.

13. MISCELLANEOUS

13.1 Notices

All notices and other communications pursuant to this Agreement shall be in writing and shall be deemed given if delivered personally, faxed (where applicable), sent by recognized courier or registered post or speed post with acknowledgment due (A.D.) or by email, to the Parties at the addresses set forth below or to such other address as the Party to whom notice is to be given may have furnished to the other Parties hereto in writing in accordance herewith. Any such notice or communication shall be deemed to have been delivered and received (A) in the case of personal delivery, recognized courier or mail, on the date of such delivery and (B) in the case of fax, on the date sent if confirmation of receipt is received and such notice is also promptly mailed by registered or certified mail (return receipt requested); (C) in the case of registered post with A.D./speed post, with postage prepaid, it shall be deemed to have been delivered on the day that is 2 (two) working days from the date of posting (excluding the date of posting); (D) in the case of an email when it has been sent and a bounce-back message/delivery failure message has not been received by the sender.

- (i) In the case of notice to the Old Developer, to:




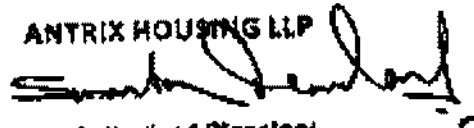

Attention: Sumit Kumar Dabriwala

Address: 225C A.J.C. Bose Road, 4th Floor,
Kolkata 700 020, P.S. Ballygunge,
P.O. A.J.C. Bose Road,
S.O., District-Kolkata

E mail: susanta@hilandcal.com

- (ii) In the case of notice to the New Developer, to:

IN WITNESS HEREOF, the Parties hereto, through their duly authorised officials, have executed this Agreement on the day, month and year first written hereinabove.

<p>FOR ABAS NIBAS PRIVATE LIMITED</p> <p>ABAS NIBAS (P) LTD</p>  <p>Authorised Signatory</p> <p>AUTHORISED SIGNATORY NAME: Mr. Prasenjit Ghoguly TITLE: Authorised Signatory pursuant to board resolution dated August 22, 2019</p>	<p>WITNESSED BY</p>  <p>70, RIDDLETON STREET MADURAI - 700071</p>
<p>FOR OSWAL RESIDENTIAL BUILDINGS LLP</p> <p>OSWAL RESIDENTIAL BUILDINGS LLP</p>  <p>AUTHORISED DESIGNATED PARTNER</p> <p>AUTHORISED SIGNATORY NAME: Mr. Saurav Bafna TITLE: Designated Partner</p>	<p>S. Bafna P-29, 27th Floor, 62nd, Jhansi St Kol - 700029</p>
<p>FOR ANTRIX HOUSING LLP</p> <p>ANTRIX HOUSING LLP</p>  <p>Authorised Signatory</p> <p>AUTHORISED SIGNATORY NAME: Mr. Susanta Mondal TITLE: Authorised Signatory pursuant to board resolution dated July 26, 2017</p>	 <p>276, Bangor Avenue Kol-35.</p>

DRAFTED BY

Amita Rakhecha
 [AMITA RAKHECHA]
 ADVOLATE
 CALCUTTA HIGH COURT
 WB (F) 220 / 2019

SCHEDULE I: PROPERTY

ALL THAT piece and parcel of bastu land admeasuring an area of approximately 270 (two hundred and seventy) cottahs, together with single storied dwelling houses and other residential structures all having brick walls and tiles shed having a built up area of 155520 (one lac fifty five thousand five hundred and twenty) square feet erected and scattered on the portions of the land, lying and situate at Municipal Premises No. 1 Rustamjee Parsee Road, Kolkata - 700 002, under Police Station Cossipore, under Ward No. 6, within the jurisdiction of Kolkata Municipal Corporation and butted and bounded:

ON NORTH: Partly by Rustamjee Parsee Road and Partly by Premises No. 2 Rustamjee Parsee Road

ON SOUTH: By Laxmi Jute Press (Premises No. 32, Cossipore Road)

ON WEST: By River Hooghly

ON EAST: By Municipal Premises No. ½ Rustamjee Parsee Road

And duly delineated and demarcated with the red border in the map annexed herewith as Annexure A.

SCHEDULE II: POWERS

1. To hold, defend and retain possession of the Property and every part or portion thereof and to design, plan, develop, construct, market, sell, etc. the Project and every part or portion thereof to be constructed thereon;
2. To demolish any structures situated on the Property or any part or portion thereof and to appropriate the debris accruing therefrom in such manner as the said Attorney may deem fit and proper;
3. To cause the name of the purchaser / Owner of the Property or any part or portion to be mutated in the records of the authorities concerned including Kolkata Municipal Corporation, and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as the said Attorney in its absolute discretion may deem fit and proper;
4. To execute any deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the Sub-Registrar, Additional District Sub-Registrar, District Sub-Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata as the Attorney may at its sole discretion desire or deem fit and proper;
5. To cause conversion of the nature of use of the Property and for the aforesaid purpose to sign and execute all papers, applications, deeds, documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;
6. To cause the Property or any part or portion thereof to be amalgamated with any adjoining and / or neighbouring property and/or premises and / or partition the Property or any part or portion thereof into various number of municipal holding numbers / various independent plots and for the aforesaid purpose to sign and execute all papers, applications, deeds, documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;
7. To execute any affidavit or declaration confirming marketable title or demarcation of the boundaries in respect of the Property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to admit and execute thereof as the said Attorney may desire or deem fit and proper;
8. To appear and represent before any Notary Public, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata, Metropolitan Magistrate and other officer and/or officers,

authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected, all such deeds, instruments and writings executed and signed by the said Attorney concerning the Property or any part or portion thereof;

9. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc. underground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time;
10. To utilise or shift or have cancelled the existing utilities in the Property in such manner as the said Attorney may deem fit and proper;
11. To appoint and engage architects, engineers and R.C.C. specialists, valuers and surveyors and contractors as may be required from time to time for the Project or otherwise and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees;
12. To prepare or cause to be prepared the Master Plan, map or building plan for construction of the Project or any part or portion thereof on the Property or any part or portion thereof as it deem fit and proper and to submit the same to the authorities concerned for sanction and for the aforesaid purpose to sign and execute all such maps, plans, sketches, deeds, documents, declarations, including boundary declaration, forms, petitions, letters, documents relating to or in connection with applying for and obtaining sanction of plan in respect of the development of the Property and instruments as may be necessary and/or required from time to time;
13. To submit to all Revenue Authorities, Kolkata Municipal Corporation, Concerned Municipality, Town and Country Planning Department, Zila Parishad, concerned Panchayat, KMDA, Calcutta Electric Supply Corporation (CESC), West Bengal State Electricity Board (WBSEB), PWD, Fire Department or such other competent authority and all its/ their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such plans of the Property or any part or portion thereof in respect of separation and/or sub-division and/or amalgamation of the Property or of the Project comprising of building or buildings proposed to be constructed on the Property and for the aforesaid purposes, to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc, as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and commencement certificate/s for and in respect of development of the Property or any part or portion thereof and the proposed construction of Project and / or building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and

other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s;

14. To approach and represent before Kolkata Municipal Corporation, concerned Municipality, KMDA, BL & LRO, Town and Country Planning Department, Zila Parishad, concerned Panchayat and any Government and/or Semi Government Authorities including all revenue authorities like Collector, Additional Collector including all revenue Authorities and all departments thereof City Survey Authorities, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act 1976 or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with the development of the Property and / or Project or any part or portion thereof inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed construction of the Project comprising of building or buildings on the Property and for the aforesaid purposes to sign all letters, applications, agreements, documents, court proceedings, affidavits and papers as may be necessary or required from time to time in this regard;
15. To pay fees, obtain sanctions and/or approvals/ consents and such other orders and/or permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing Sanction Plan, building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities;
16. To make necessary applications or pursue and follow up all applications already made and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 including those for NOCs/permissions under Sections 8,9,10,20,21 or 22 and/or any other Sections of the said Act or the statutory amendments thereof and the guidelines, directives and notifications issued thereunder by the appropriate authorities and for obtaining further or additional or consequential NOCs/permissions under the said Act, including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act;
17. To apply to the Bengal Police Authorities, and/or the Kolkata Police, Fire Brigade Department, PWD, West Bengal Pollution Control Board (WBPCB), and other competent authorities for completion certificate and to obtain all sanctions, permissions, NOCs, clearances, consents, approvals for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications, papers and documents in relation thereto.
18. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plan/s to obtain satisfaction of the areas, survey, measurements, demarcation of boundaries, area certificates, extracts etc. and to make such applications or to write and execute such applications, letters or documents as may be required by such authorities or any of them for any

work regarding survey measurement, demarcation of boundaries, areas, certificates extracts etc. of the Property or any part or portion, thereof;

19. To negotiate and to execute and enter into any agreement for sale or any other agreement for transfer in such manner as it deems, fit and proper including but not limited to sale, transfer, convey, assign lease, sub-lease, let out, gift etc., in respect of the Property or any part or portion thereof or any building or buildings comprised in the Project proposed to be constructed thereat, on such basis as the Attorney may desire or deem fit and to lodge the same for registration with the Sub-Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive consideration in respect thereof and to credit/deposit the same in such manner as it deems fit and proper at its sole and absolute discretion;
20. To execute the deeds of conveyances or such other deeds of sale, transfer, lease, sub - lease, let out, gift and / or otherwise deal with the Project/ Said Property/Saleable Spaces per the terms of this Agreement and to lodge them for registration with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive, realise, collect and appropriate in such manner as it deems fit and proper all moneys in respect thereof;
21. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of Law or before any quasi-judicial authority tribunal or any other forum in any way concerning the Property and / or Project or any part or portion thereof and for the aforesaid purpose to appoint and engage advocates solicitors counsels and to settle and pay their fees and to sign in our name and on our behalf all plaints, petitions, written statements, affidavits and applications, vakalatnamas etc. and to compromise such suits, writ petitions actions or legal proceedings upon such terms and conditions as the said Attorney may deem fit and proper and to abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decrees and orders passed thereunder. To receive notices/demands relating to the Property/Project and reply to or deal with the same on our behalf in such manner as the Attorney may deem fit;
22. To appoint advocates, solicitors and other legal advisors and experts to get the title to the Property or any part or portion thereof scrutinised and investigated and to invite from public, claims (if any) to the Property or any part or portion thereof by publishing notices of intended development and by other modes, and to take steps to get the title to the Property or any part or portion thereof completed in favour of the Developer/ Purchasers or their respective nominee/s and (if required) for all the aforesaid purposes to get all and necessary deeds, documents assurances etc. made and executed by the concerned parties;

23. For us and on our behalf and in our name to accept service of any writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such relief as the said Attorney or its advisers shall think necessary for the recovery or protection of the Property or any part or portion thereof and/or rights and to prosecute or discontinue or compromise any such action or proceedings and to appeal against any judgment or decision of any Court or tribunal in any such action or proceedings;
24. To make and sign applications to the appropriate Government Departments, local authorities or other competent authorities for all and any licences, permissions and consents required as per Applicable Laws or otherwise in connection with the management and improvement of the Property, including the recovery of compensation where such is recoverable with power to give receipts and full discharges thereof;
25. To ask, demand, sue for recovery and receive of and from all persons and bodies corporate for any claims or demands, actions or rights or otherwise of or relating to or concerning with the said Property and/or the proposed development of the Project thereof howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Kolkata Municipal Corporation or concerned Municipality, or any other body or authority respectively, and to commence, carry on and prosecute any motion, suit, writ, petition or other proceedings whatsoever for recovering and compelling payment transfer or thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage solicitors and advocates and to settle and pay their fees;
26. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the Property or the sale of the Property or any part thereof and/or in respect of the said proposed Project or part thereof thereof in such manner and in all respects as the said Attorney shall think fit and proper;
27. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the Project on the Property or any part or portion thereof and for completion of transaction in respect of the Property and/or Project and / or any part or portion thereof in favour of the various intending buyers or their nominee and/or nominees of the intending buyers who have purchased or agreed to purchase a space in the proposed Project as the said Attorney may desire;
28. To sign, verify, affirm, file and submit all statements, affidavits, undertakings, plaints, petitions, and any other document or documents which may become necessary to be executed for the development and promotion of the Project on the Property or any part or portion thereof and represent before any Notary Public, Metropolitan Magistrate or any other statutory authorities;

29. To apply to the Tahsildar, City Survey officer, and Country Planning Officer, Assessor and Municipal Authorities, BI.&I RO, and all other public or private body or authority for the purpose of making necessary mutation entries in respect of the Property or any part or portion thereof including the proposed building/s and to transfer and mutate the Property or any part or portion thereof in favour of the various intending buyers of the space in the proposed Project or their nominee or nominees as the said Attorney may desire and for that purpose to make all correspondence including making any application, petition, representation, and prefer an appeal, reference, review in that behalf as the said Attorney may deem fit and proper or if so desired;
30. The Attorney shall be entitled and is hereby authorised to create a charge or mortgage in respect of the Property by depositing the original title deeds and also to sign and execute Memorandum, agreements and such, other documents as may be necessary for evidencing creation or mortgage. The Attorney is also entitled to create any mortgage, Encumbrance or charge over any right, title or interest relating to or arising out of the Property/Project, including the Gross Receipts and sign all agreements including an escrow agreement;
31. To commence carryout and complete and/or cause to be commenced carried out and completed the proposed construction work on the Property or any part or portion thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all Applicable Laws are observed and for that purpose/s to do all acts and deeds and things as the said Attorney may desire or deem fit;
32. To appoint, substitute or substitutes with all or any of the powers contained herein with similar powers to delegate and to revoke such appointment and reappointment of any other person if the said Attorney so desires without reference or recourse to us;
33. AND GENERALLY to do all such other acts, deeds, matters and things relating to or concerning the said Property and/or the Project or any part or portion thereof concerning the authority granted herein in respect of the Property which the Owner could itself have lawfully done under its own hand and seal if personally present AND ALL and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Property or any part or portion thereof the Owner do hereby for ourselves and our respective successors allow, ratify and confirm and the same shall be binding upon us to the same extent and in the same manner as if the same are done by the Owner and personally present.

Memorandum of Receipt

Received from the New Developer, a sum of Rs. 3,20,00,000 (Rupees Three Crores Twenty Lakhs) being a part of the New Developer's Security Deposit in terms of the Agreement, executed between the said Parties as follows:

By Cheque No. 003641, dated August 28, 2019 drawn on HDFC Bank, Kankurgachi Branch, in favour of JM Financial Credit Solutions Ltd (for and on behalf of the Old Developer).	Rs. 3,20,00,000/-
--	----------------------

Executed and Delivered by Old Developer at Kolkata
By: Susanta Mondal
Title: Assistant General Manager (Statutory and Legal)

Witness:

Amal Dasgupta

S. Mondal

Amal Dasgupta

ANTRIX HOUSING LLP

Susanta Mondal
Authorized Signatory

For ANTRIX HOUSING LLP

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

GRN: 19-201920-006435450-1 Payment Mode: Online Payment
GRN Date: 27/08/2019 10:51:30 Bank: HDFC Bank
BRN: 884664230 BRN Date: 27/08/2019 10:52:18

DEPOSITOR'S DETAILS

Id No. : 19010001374603/7/2019

(Query No./Query Year)

Name : Oswal Residential Buildings LLP
Contact No. : Mobile No. : +91 9830356000
E-mail :
Address : 159 Rabindra Sarani Kolkata 7
Applicant Name : Mr PREM KUMAR SINGH
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19010001374603/7/2019	Property Registration- Stamp duty	0000-00-103-000-00	75021
2	19010001374603/7/2019	Property Registration- Registration Fee	0000-00-104-001-10	500106

Total

575126

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



Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 19010001374603/2019

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	Mr Prasenjit Ganguly 122 Hazra Road, P.O. And P.S. Kalighat, District- Kolkata, P.O.- Kalighat, P.S:- Kalighat, District:-South 24- Parganas, West Bengal. India, PIN - 700020	Representative of Land Lord [ABAS NIBAS PRIVATE LIMITED]		2050 	 28/8/2019
2	Mr SAURAV BAFNA ,P 57, CIT ROAD, KANKURGACHI SCHEME-VIM, P.O.- MANIKTALA, P.S:- Phulbagan, Kolkata, District-Kolkata, West Bengal, India, PIN - 700054	Representative of Developer [OSWAL RESIDENTIAL BUILDING S LLP]		2049 	S. Bafna 23/8/19
3	Mr SUSANTA MONDAL ,D/18, NEW PATULI, P.O:- PANCHASAYAR, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700094	Representative of Land Lord [ANTRIX HOUSING LLP]		2051 	 28/8/19

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PALASH HALDER Son of Mr S HALDER 2, GARSTIN PLACE, 5TH FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Prasenjit Ganguly, Mr SAURAV BAFNA, Mr SUSANTA MONDAL		 2052	 28.08.2019


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

ANNEXURE 'A'

WARD NO. 06, BOROUGH NO. 1 OF S.M.C. P.S. SINTHEE KOLKATA - 7000 02. PREMISES NO. 1, MUSTOMJEE PARSIEE ROAD,

SCALE 1:500



PARTY BY MUSTAMJEE PARSIEE ROAD
E.B.R.S.S LTD INCORPORATED
PRE NO. - 3 MUSTAMJEE PARSIEE ROAD

S.26-1

51274

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75794

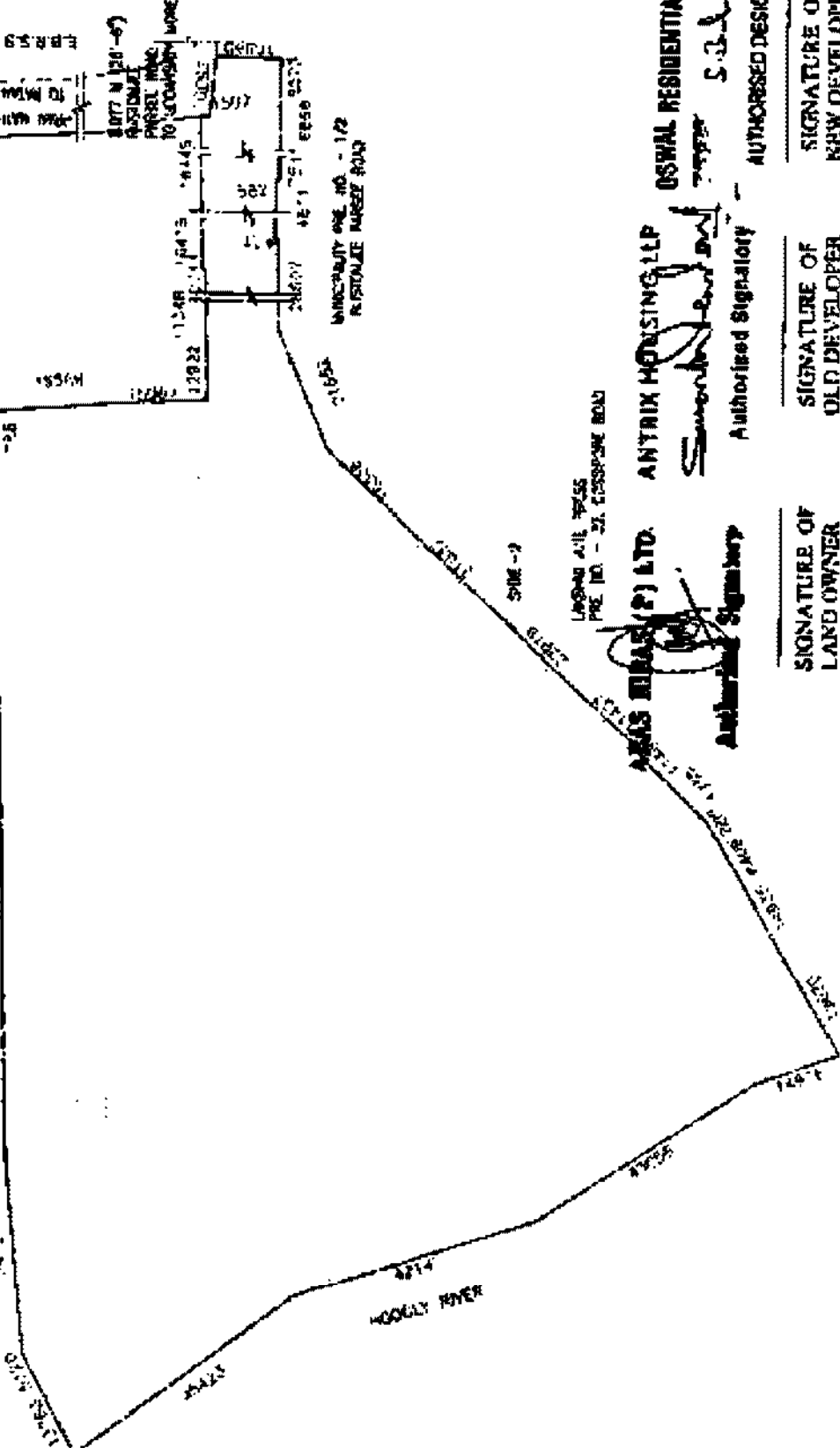
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LANDING AILE, 39555
PRE. NO. - 21, MUSTAMJEE ROAD

MAS BHA (P) LTD.

ANTRIX HOUSING LLP

OSWAL RESIDENTIAL BUILDINGS LLP

Authorized Signatory
[Signature]

Authorized Signatory
[Signature]

Authorized Signatory
[Signature]

SIGNATURE OF
LAND OWNER

SIGNATURE OF
OLD DEVELOPER

SIGNATURE OF
NEW DEVELOPER

AUTHORISED DESIGNATED PARTNER

भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 LIC220549

निर्वाचन आयोग
 IDENTIFY CARD



नाम: राजेश कुमार
 पता: राजेश कुमार
 पता: राजेश कुमार
 पता: राजेश कुमार

जारी: 15/07/2017
 जारी: 15/07/2017
 जारी: 15/07/2017

Rajesh Kumar

निर्वाचन आयोग, भारत (LIC 220549)
 दिल्ली-110011

निर्वाचन आयोग, भारत (LIC 220549)
 दिल्ली-110011

निर्वाचन आयोग
 भारत (LIC 220549)
 निर्वाचन आयोग, भारत (LIC 220549)
 निर्वाचन आयोग, भारत (LIC 220549)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABAS NIBAS PRIVATE LIMITED

13/02/2009


Permanent Account Number

AAFCM9777J



11022015

ABAS NIBAS (P) LTD


Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PRASENJIT GANGULY
ASHOKE KUMAR GANGULY



21/01/1972
Permanent Account Number
ALSPG8097G



Signature
Signature

Signature

Signature

आयकर विभाग / आय का प्रशासन विभाग / भारत
सरकार के पास प्रार्थना है कि आप भी एक
आय-विवरण, आयकर विवरण, प्रमाण पत्र प्रदान करें,
एन. टी. नंबर - बीएस 1000, प्रार्थना - 400 013

If this card is lost / removed it should be reported
immediately to
Income Tax PAN Services Unit, MSID,
1st Floor, Connaught Place,
Kirti Mills Compound,
N. B. Malaviya Park, New Delhi - 110 015
Tel: 2610 2571, Fax: 2610 2572/2573
e-mail: pan@incometax.gov.in

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



सर्वत सरकार
GOVE OF INDIA

परमार्थ खाता संख्या कार्ड
Permanent Account Number Card

AADF00122C

पता / ठेका
CENTRAL RESIDENTIAL BUILDINGS
LLP

दिनांक / जारी की तारीख
 Date of Issue / Issued On
12/02/2018



1486011

CSWL RESIDENTIAL BUILDINGS LLP
S.S. Ch
AUTHORISED DESIGNATED PARTNER

भारतीय आयकर विभाग, दिल्ली
 आयकर विभाग, दिल्ली
 पता: आयकर विभाग, दिल्ली-110001
 टेलीफोन: 2373 1118

If interested in any / किसी का संबंध
 पता: आयकर विभाग, दिल्ली-110001
 टेलीफोन: 2373 1118

Income Tax PAN Card Issued For: CSWL
 Site Name: Central Residential Buildings
 Plot No: 241, Sector No: 17/2
 Model Contract With Urban Gasification Company
 Date: 12/02/2018

The card is valid only for the above mentioned details
 कार्ड केवल उपरोक्त विवरण के लिए ही वैध है

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAURAV BAPNA
SOHAN LAL BAPNA
19/11/1989
Permanent Account Number
AMVPEUR30K



S. Bapna

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If this card is lost / stolen or found, please report to / inform:
 Director, PAN Services Unit, Income Tax
 Dept. Office, Connaught Place, New Delhi-110029,
 Tel: 011-23348940, Fax: 011-23348941

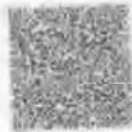
If this card is lost / someone's lost card is found,
 please inform / report to:
 Income Tax PAN Services Unit, NSDL,
 1st Floor, Times Tower,
 Connaught Place, New Delhi - 110029,
 Tel: 011-23348940, Fax: 011-23348941,
 e-mail: nsdl@pan.ernet.in



ভারত সরকার
Government of India



স্বয়ং পরিচয়
Country Name
মিঃ / মিসেস/মিস/মিসেস
Name: Gobin Lal Dasg
Address: 100B, 100B/100B/100B
100B/100B



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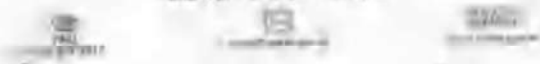
- সাধারণ মানুষের তথ্যিকার

ssb

Unique Identification Authority of India

ঠিকানা:
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নতুন দিল্লী, ভারত।
নতুন দিল্লী, পি-১২-১২৩-১২৩৪
Address:
P-12, MOTHERS, P-12-123,
New Delhi, India.
New Delhi, P-12-123-1234

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आयकर विभाग
INCOMETAX DEPARTMENT
ANTRIX HOUSING LLP

भारत सरकार
GOVT. OF INDIA



25/07/2014
Form No. ANTRIX Housing
ABAP/43720

अनुसंधान विभाग, आयकर विभाग, दिल्ली
अनुसंधान विभाग, आयकर विभाग, दिल्ली
अनुसंधान विभाग, आयकर विभाग, दिल्ली
दिल्ली-110 001
The Director of Research, Income Tax Department, Delhi
Income Tax Department, Delhi-110 001
ANTRIX HOUSING LLP
New Delhi

ANTRIX HOUSING LLP
Sushant Khandari
Secretary

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVE OF INDIA

SUSANTA MONDAL

PRABHURAM MONDAL

15/03/1978

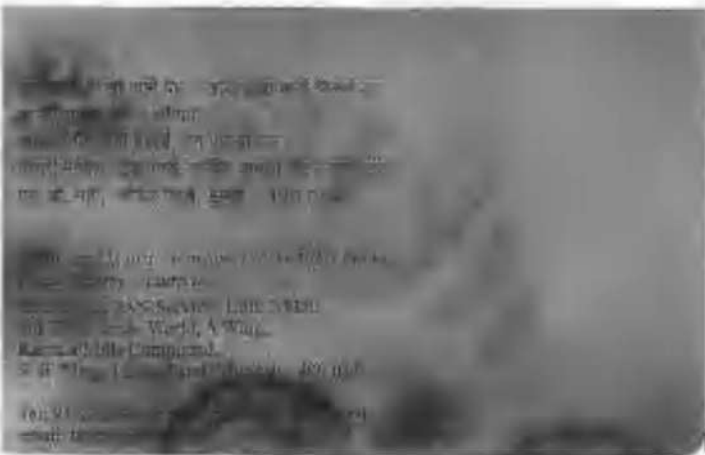
Permanent Account Number

AKKPM0778K

Susanta Mondal
Signature



15/03/2008



Susanta Mondal



ভারত সরকার

Unique Identification Authority of India
Government of India

সংস্করণ নং 1.0/Version No. 1.0/120110019

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আপনার আধার সংখ্যা/ Your Aadhaar No. :-

7877 8566 5918

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



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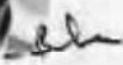
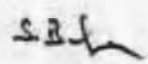































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আধার - সাধারণ মানুষের অধিকার

SPECIMEN FORM FOR TEN FINGERPRINTS

  	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						

Certificate of Registration under section 60 and Rule 69.

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**Volume number 1901-2019, Page from 263923 to 263969
being No 190105480 for the year 2019.**



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