

Date: July 3, 2014

To,
Regent Hirise Pvt. Ltd.
207, A.J.C. Bose Road,
Kolkata-700017.

Dear Sirs,

Re: **ALL THAT** the piece and parcel of land measuring approximately 119.45 Cottah, a little more or less, together with the structures lying thereon being Municipal Premises No. 156B, Manicktala Main Road, Kolkata - 700 054 within Ward No. 32 of Kolkata Municipal Corporation, Police Station: Manicktala, Sub-Registration Office: Sealdah, District South 24 Parganas in the state of West Bengal (hereafter referred to as the said "Property").

Sub: Report on Title of ANANT SHRI SUKHRAMJI TRUST (hereinafter referred to as "the Trust") to the said Property.

The photocopies of the following documents have been supplied to us:

- (i) Copy of the order dated 3-10-2001 for grant of the Letter of Administration/ Probate alongwith the Will of Sachindranath Barick (since deceased) under the PLA No. 69 of 2001 (In the Goods of Sachindra Nath Barick) by the Hon'ble High Court at Calcutta.
- (ii) Copy of the order dated 10-12-2003 passed by Hon'ble High Court at Calcutta in G. A. No. 4122 of 2003, APOT No. 674 of 2003 arising out of the Testamentary Matter No. 117 of 1973 for appointment of Ranjana Barick, Chandranath Barick and Sarbajit Barick as the Joint Receivers In respect of various properties including the said Property.
- (iii) The minutes of meeting held on 14th March 2004 amongst the legal heirs of Kallipada Barick and the Joint Receivers in the Testamentary Matter No. 117 of 1973 wherein it was resolved to sell and transfer the said Property.
- (iv) Xerox copy of the certified copy of an application being GA No. 2073 of 2004 in APOT No. 674 of 2003 arising out of the Testamentary Matter No. 117 of 1973 (In the Goods of Kallipada Barick) praying inter alia for leave to transfer and assign the right, title and interest of all the heirs of Sambhunath Barick, Sarojendranath Barick and Sachindranath Barick, all deceased in respect of the said Property in favour of Anant Shri Sukhramji Trust.
- (v) Copy of the order dated 17th June 2004 disposing the said application being GA No. 2073 of 2004 by granting prayers (a) and (b) thereof whereby the leave was granted in favour of the Joint Receivers to transfer and assign the right, title and interest of all the owners of the said Property in favour of Anant Shri Sukhramji Trust.

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- (vi) Copy of the order dated 19.09.2005 in the Testamentary Matter No. 117 of 1973 (In the Goods of Kalipada Barick) for grant of the liberty to the Joint Receivers to execute and register the conveyance in respect of the sale of the premises no. 156B Manicktala Main Road, Kolkata in favour of Anant Shri Sukhranj Trust and directing the Registrar of Assurance to register the deed of conveyance.
- (vii) Copy of the death certificate of Abhaya Rani Barick.
- (viii) Copy of the Deed of Conveyance dated 4th October 2005 between Barjana Barick, Chandranath Barick and Sarbjit Barick being the Joint Receivers appointed by Hon' ble High Court by Order dated 10.12.2003 passed in Testamentary Matter No. 117 of 1973 and Anant Shri Sukhranj Trust registered with the office of the Additional Registrar of Assurances - I, Kolkata in Book No. I, Volume No. 1, Pages 1 to 26, Being 10283 for the year 2005 for sale and transfer of the said Property in favour of Anant Shri Sukhranj Trust.
- (ix) Copy of Mutation certificate dated 28.04.2006 of the Kolkata Municipal Corporation in respect of premises no. 156B, Manicktala Main Road, Kolkata in favour of the Trust.
- (x) Copy of the letter dated 26.06.2009 for 'No Objection Certificate' under the Urban Land Ceiling Act in respect of the Premises No. 156B, Manicktala Main Road, Kolkata - 700 054.
- (xi) Copy of Assessment Roll of the KMC regarding the Premises No. 156B, Manicktala Main Road.
- (xii) Copy of the registered Deed of Declaration of Trust dated 13th September 1968 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV Volume No. 1 Pages 102 to 116 Being No. 1968/4 for the year 1968 as supplemented and/or modified by the Supplemental Deed dated 25th April 1978 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV Volume No. 56 Pages 219 to 223 Being No. 92 for the year 1978.
- (xiii) Copy of Registration Certificate Issued by the Devasthan Department, Jodhpur, Government of Rajasthan in favour of the Trust.
- (xiv) Copy of Letter dated 15/02/08 of Devasthan Department, Jodhpur, Government of Rajasthan permitting the Trust to develop the said Property.
- (xv) Copy of the Power of Attorney granted by Swami Sunder Das, Managing Trustee of the Trust in favour of Shyam Sunder Patodia for various matters in respect of the properties of the Trust.
- (xvi) Copy of the order dated 14/01/2014 passed by the Hon' ble High Court at Calcutta in W.P No. 175 of 2011.
- (xvii) Copy of the letter dated 5.9.2011 from Devasthan Vibhag, Jodhpur, Government of Rajasthan enclosing the copy of the application of the said Trust seeking permission to develop the said Property.

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- (xviii) Copy of the Agreement dated 6th May 2011 between the Trustees of Anant Shri Sukhranjli Trust and the said Anant Shri Sukhranjli Trust and Regent Hirise Pvt. Ltd. for development of the Premises No. 156B Manicktala Main Road, Kolkata - 700 054.
- (xix) Copy of the Special Power of Attorney dated 7th June 2011 registered with Sub Registrar, Jodhpur, Rajasthan granted by the Trustees of the Trust in favour of Harsh Vardhan Patodia and Kumar Vardhan Patodia in pursuance of the said Agreement dated 6th May 2011.
- (xx) Copy of the Plan bearing Building Permit No. 2012030111 dated 26th March 2013 sanctioned by the Kolkata Municipal Corporation for development of the said Property.
- (xxi) The notification bearing no. Addl. Secy. 738-LA/IR-48/09(pt.) dated 19th May 2014 published in the Kolkata Gazette, Extraordinary on 12th June, 2014.

1. ABSTRACT OF TITLE:

Based upon the perusal of the aforesaid documents, the present position with regard to the title of the present owner in respect of the Premises No. 156B Manicktala Main Road, Kolkata - 700 054 is mentioned herein below:

- (a) One Kalipada Barick (since deceased) was the owner of several properties including the Premises No. 156B, Manicktala Main Road, Kolkata-700054.
- (b) The said Kalipada Barick executed a Will on 6th November, 1918 (hereinafter referred to as the said Will) and in the said Will, it was inter alia provided that three houses would be purchased in the names of three daughters namely Bhavati, Sovabati and Haimabati and the remaining assets left by the testator after meeting all liabilities would be devolved upon his three sons, namely Sambhu Nath Barick, and Sachindra Nath Barick, Sarojendra Barick.
- (c) The probate in respect of the said Will was granted on 11th September 1919 by the Hon'ble High Court, Calcutta.
- (d) The said Sambhu Nath Barick, and Sachindra Nath Barick, Sarojendra Barick purchased the premises No. 252 Vivekananda Road for the three daughters of Kalipada Barick (since deceased) in terms of the said Will.
- (e) The said Sambhu Nath Barick, Sachindra Nath Barick and Sarojendra Barick accordingly became the owners of the premises No.156B, Manicktala Main Road admeasuring a land area of about 5(five) Bighas along with structures constructed/lying thereupon.
- (f) The said Sambhu Nath Barick died intestate on 2nd August 1990 leaving his heirs and legal representatives namely Ranjana Barick, Rup Kumar Barick, Smt. Kalpana Paul, Smt. Barick, Smt. Anjana Ghosh and Susanto Barick who jointly inherited 1/3rd share and interest of the said Sambhu Nath Barick in the said Property.

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- (g) The said Sarojendra Nath Barick died Intestate on 11th July 1995 leaving his heirs and legal representatives namely Sandhya Rani Barick, Smt. Bandana Hazra, Smt. Archana Sett, Sri Indranath Barick, Smt. Darpana Dey, Smt. Alpana Sen, Sm. Puspita Barick, Smt. Suparna Mitra and Sri Chandranath Barick who jointly inherited 1/3rd share and interest of the said Sambhu Nath Barick in the said Property.
- (h) The said Sachindra Nath Barick died on 14th June 1998 having made a Will dated 14.5.1998 whereby the said Sachindranath Barick bequeathed all his properties including his share and interest in the said Property unto and in favour of his four sons namely Sundarnath Barick, Sudarsan Barick, Subrata Barick and Sarbajit Barick and probate of the said Will of the said Sachindra Nath Barick was granted by Hon'ble High Court at Calcutta on 3.10.2001 in terms of which the said Sundarnath Barick, Sudarsan Barick, Subrata Barick and Sarbajit Barick became jointly entitled to 1/3rd share and interest of the said Sachindra Nath Barick in the said Property.
- (i) By an order dated 10th December 2003 passed by the Hon'ble High Court at Calcutta G.A No. 4122 of 2003, APOT No. 674 of 2003 in Testamentary Matter No. 117 of 1973, Smt. Ranjana Barick, Chandra Bath Barick, Sarbajit Barick were appointed as Joint Receivers in respect of various properties including the said Property.
- (j) The aforesaid legal heirs of the said Sambhu Nath Barick, and Sachindra Nath Barick, Sarojendra Barick held a meeting on 14.03.2004 wherein it was resolved to sell and transfer the said Property.
- (k) The aforesaid legal heirs of the said Sambhu Nath Barick, and Sachindra Nath Barick, Sarojendra Barick filed an application being G. A. No. 2073 of 2004 in the Testamentary Matter No. 117 of 1973 praying for an order that the leave be granted to the petitioners for sale and transfer of the Premises No. 1568 Manicktala Main Road, Kolkata in favour of the Trust.
- (l) By an order dated 17.06.2004, the said application was allowed by Hon'ble High Court at Calcutta whereby leave was granted to the Owners/ Joint Receivers to transfer and assign the all right title and interest of the then owners of the said Property unto and in favour of the Trust.
- (m) An application was filed by the Joint Receivers before the Hon'ble High Court in the said Testamentary Matter No. 117 of 1973 praying inter alia for an order that the leave be granted to the Joint Receivers to execute and register the conveyance for the said Property in favour of the Trust and further directing the Registrar of Assurances, Calcutta to register the deed of conveyance in favour of the Trust.
- (n) By an order dated 19.09.2005, the said application was allowed by Hon' High Court at Calcutta whereby leave was granted to the Joint Receivers in terms of the prayers (a) and (b) thereof granting liberty to the Joint Receivers to execute the deed of conveyance for transfer of the said Property in favour of the Trust and directing the Registrar of Assurances, Calcutta to register such deed of conveyance.

- (o) By a Deed of Conveyance dated 4th October 2005 between Ranjana Barick, Chandranath Barick and Sarbajit Barick being the Joint Receivers appointed by Hon'ble High Court by Order dated 10.12.2003 passed in Testamentary Matter No. 117 of 1973 and Anant Shri Sukhrumji Trust, registered with the office of the Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. I, Pages 1 to 26, Being 10283 for the year 2005, the said Property was purchased and acquired by the Trust at and for the consideration therein mentioned.
- (p) Anant Shri Sukhrumji Trust is a Trust Anant Shri Sukhrumji Trust (hereinafter referred to as the **TRUST**) is a Public Charitable Trust duly registered under the Rajasthan Public Trust Act 1959 propounded under a registered Deed of Declaration of Trust dated 13th September 1968 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV Volume No. I Pages 102 to 116 Being No. 1968/4 for the year 1968 as supplemented and/or modified by the Supplemental Deed dated 25th April 1978 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV Volume No. 56 Pages 219 to 223 Being No. 92 for the year 1978.
- (q) For the purpose of attaining and fulfilling the objects of the Trust by causing construction of an activity centre of the Trust in Kolkata by construction of building(s) (hereinafter referred to as the Trust Building) at a portion of the said Property, the Trustees had formulated a scheme in terms of which it was decided to cause for construction of the Trust Building at the rear portion of the said Property through some reputed developer leaving the front portion of the said Property to be developed by such developer by construction of other building(s) (hereinafter referred to as the Multi-Storied Building) in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and by sharing of constructed areas of the Multi-storied Building by the Trust and the Developer and by retaining the Trust Building exclusively for the Trust.
- (r) In pursuance to the Order No. Dev/Trust/2007/487 dated 15/02/2008 passed by the office of the Assistant Commissioner, Devasthan Department, Jodhpur granting necessary permission to the Trust under section 31 of the Rajasthan Public Trust Act 1959 and upon negotiation being finalized with the Developer, the Trustees unanimously agreed and consented to grant the rights of development upon the said demarcated land area admeasuring by estimation 54.85 cottah of land on the front portion of the said Property and further the rights of construction of the Trust Building upon the land area admeasuring by estimation 64.60 cottahs of land on the rear portion of the said Property to Regent Hirse Pvt. Ltd. (hereinafter referred to as the **DEVELOPER**) by and under Agreement dated 6-5-2011 (hereinafter referred to as the **DEVELOPMENT AGREEMENT**) under the terms and conditions recorded and contained in the aforesaid Development Agreement.
- (s) In pursuance of the said Development Agreement, the Trustees of the Trust granted a Special Power of Attorney dated 7th June 2011 registered with Sub Registrar, Jodhpur, Rajasthan in favour of the directors of the Developer namely Sri Harsh Vardhan Patodia and Sri Kumar Vardhan Patodia for the purpose to do, act and perform various acts, deeds and things in pursuance of the said Development Agreement.
- (t) The Developer has caused a plan bearing Building Permit No. 2012030111 dated 26th March 2013 sanctioned by the Kolkata Municipal Corporation for construction and erection of the Trust Building and the Multi-storied Building.

2. SEARCHES:-

We have caused necessary searches in respect of the Property, the details as also the findings whereof are detailed below:

2.1 REGISTRATION OFFICES:-

2.1.1. Our searches with the concerned registration offices as per records available, as mentioned above, have not disclosed any encumbrance affecting the said Property. It may be noted that while causing the searches, relevant Index with the registration offices for certain years were found to be incomplete or torn or partly torn/ damaged or not available (including those default hereinabove) and therefore, the searches for those years could not be made. Further, it may be noted that certain documents of registration which have not been completed and have been kept pending and/or in abeyance by the concerned registration office, are not noted in the Index Register wherein the searches are made and as such, the searches in respect of those documents cannot be nor have been made.

2.1.2. The Full details of Indices which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto in originals along with the respective original search receipts as herein below mentioned. Original Receipts, issued by the Registrar of Assurances, Kolkata, for Index II register searches in respect of the Property during the period from 1984 to till the date of searching mentioned in the field note are annexed hereto (with reports of searches) and marked as "A". A separate list (entries of Registration of Deeds were found at the time of causing searches) is annexed herewith and marked as "A-1". A copy of the volume inspection report for Details transaction of registration is annexed hereto and marked as "A-2". It appears from the said searching that there is no adverse entry for transfer of Document relating to the property found.

2.2 COURTS HAVING TERRITORIAL JURISDICTION:-

2.2.1 From 2(two) separate certificates issued by the Court of Civil Judge (Senior Division) at Sealdah, no Title Suit and Money Suit by or against the Trust appear to have been filed in the said court during the period from 2005 onwards. The originals of the aforesaid 2(two) certificates are annexed hereto and marked as "B-1" and "B-2".

2.2.2 From 2(two) separate certificates issued by the Court of 2nd Civil Judge (Junior Division) at Sealdah, no Title Suit and Money Suit by or against the Trust appear to have been filed in the said court during the period from 2005 onwards. The originals of the aforesaid 2(two) certificates are annexed hereto and marked as "B-3" and "B-4".

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2.3 KOLKATA MUNICIPAL CORPORATION:-

It appears from the records of the Kolkata Municipal Corporation that Anant Shri Sukhramji Trust is recorded owner of the said Property under Assessee No. 11-032-09-0095-5 and no property tax is outstanding in respect of the said Property and 'No Outstanding Certificate' (NOC) downloaded from the website of the Kolkata Municipal Corporation is annexed herewith and marked as "C".

2.4 SCHEME OR PROPOSAL OF OR ALIGNMENT OF THE K.M.D.A.:-

In response to our letter dated January 20, 2014 to Deputy Secretary-In-Charge, ESTT.UNIT, Kolkata Metropolitan Development Authority, the said authority replied by a letter being No. 702/KMDA/Estt./LAM-792(Pl.). The letters are self-explanatory copies whereof are annexed hereto and marked as "D" & "D-1" respectively.

2.5 ACQUISITION SEARCHES AT THE LAND ACQUISITION COLLECTOR, KOLKATA:-

It appears from the letter being no. 33-LA dated 04/03/14 issued by SPIO, Land Acquisition Collector, Kolkata that the Land Acquisition proceeding under the Land Acquisition Act, 1894 was initiated for acquisition of south - eastern portion of the said Property measuring about 0.2914 hectare (0.72 acres) but in compliance of the order dated 14/01/2011 passed by the Hon' ble High Court at Calcutta in W.P. No. 175 of 2010, the release of such portion was in process. Finally, the said portion was released from acquisition by a notification bearing no. Adkl. Secy, 738-LA/1R-48/09(pt.) dated 19th May 2014 published in the Kolkata Gazette, Extraordinary on 12th June, 2014. It appears that the said Property is now free from acquisition. The copy of the said letter along with its annexure and the said notification for withdrawal of Declaration are annexed hereto marked as "E" & "E-1" respectively.

2.6 KOLKATA IMPROVEMENT TRUST:-

It appears from letter being no. RTI-381/433 dated 27/01/2014 issued by SPIO of the Kolkata Improvement Trust that the said Property is partly affected by KIT alignment III-M and not affected by any other scheme. The copy of the said letter is annexed hereto and marked as "F".

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2.7 URBAN LAND CEILING ACT:-

It appears from the letter dated 26.08.2009 for 'No Objection Certificate' granted by the Competent Authority under the Urban Land Ceiling Act in favour of the Trust that the said Property does not contain any excess vacant land within the meaning of the Urban Land Ceiling Act, 1976. The copy of the said letter is annexed hereto and marked as "G".

COMMENTS:-

1. Searches mentioned above relate to the encumbrances and attachments created by acts of parties and recorded in public records and legal proceedings but do not extend to the charge created by operation of any law, statutory charge and default of Income Tax dues and other Government dues.
2. Based on the information provided to us as hereinbefore mentioned and subject to what has been stated in various paragraphs hereinabove, in particular the various sub-paragraphs, we are of the view that the present owner namely Anant Shri Sukhramji Trust is the sole and absolute owner of the said Property free from all encumbrances and have a good marketable title to the said Property.

Yours faithfully,

Biplab Behari Chakravarty

Advocate

End: As above

Premises No. 156B, Manicktala Main Road, under Police Station Manicktala

Index-ii Searching

Office	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
R.A. Calcutta	HPST	MPT	MIL	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA	TVNA
D.R. Alipore	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG
S.R. Saichin	MSET	MPT	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG	DMG

****Notes****

- BNA Means Book Not Available
- NPT Means Nil Partly Torn
- NCS means No entry found in Computer Search
- NPST Means Page Torn
- TVNA Means Transfer Volume Not Available
- DMG Means Damage
- ET Means Entry Found
- LNA Means Letter Not Available
- NIL means No entry found

Scanned by
Somnath Mallick, Siddhanta Ghosh, Joyanta Debnath
Prepared by
Tisra Das
Email: twinkl@rediffmail.com

"A-1"

Premises No. 156B, Manicktala Main Road, under Police Station Manicktala

List of entry for Index-II Searching

Office	Book	Year	Deed No	Volume	Page	Nature	Area
R.A.	I	2011	863	2	8913 to 8921	Declaration	119.45 Cottah
R.A.	I	2012	1120	3	3371 to 3378	Declaration	11.1616 Cottah
R.A.	I	2005	10283	1	1 to 26	Sale	

No. REGN. U

255724

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 10324.
 - 2. Date of application..... 28-1-14.
 - 3. Search for the year(s)..... 1984-14.
 - 4. Name of office to which the record to be searched or inspected relates..... RAKOL.
 - 5. Name of person or property to be searched..... (D) Sal
 - 6. Nature of document.....
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... P.S. - 156B, Manick Talla Man
Rd. P.S. - Manick Tala.
 - 8. From whom received..... S. Halder.
 - 9. Fees paid under Article—
- F(1) (i) 30/-
- F(1) (ii)
- F(2)

..... Registrar of.....

No. REGN U

265364

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 4264
- 2. Date of application..... 21-1-14.
- 3. Search for the year(s)..... 1884-14.
- 4. Name of office to which the record to be searched or inspected relates.....
D.P.S.R. Seelbati
- 5. Name of person or property to be searched... Pr. - 155 B. Manik Jala Mani
- 6. Nature of document..... B.D.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Date
D
- From whom received..... Tapas Ghosh

Fees paid under Article—

- F (1) (i) 60/-
- F (1) (ii)
- F (2)



"B-1"

HIGH COURT FORM NO. (M) 55 CIVIL/II) 30 (Criminal)
APPLICATION FOR INFORMATION


at Bengal Form No. 870.

1 Serial No. & Date	2 Name & Residence of the Applicant	3 Nature of information required	4 Date on which information is to be ready	5 Sigh. of officer receiving the appln.	6 Remarks
34 NR. 159 dt. 28-01-2014 	Sudipta Ghosh Clerk to Molly Saha Advocate, High Court 34 26	Whether any Title / Money Suit have been filed by or against Anant Shri Sukhramji Trust in respect of Premises No. 156B, Maniktala Main Road under Police Station Maniktala, during the period from 2005 to till this date? In The Court of <u> </u> Civil Judge (Senior / Junior) Division at Sealdah, If so give full particulars thereof.	28-1-14	 	The Trust Suit has been filed in this court against the property mentioned in the application above from 30.05.10-10.10.10. Photo copies from the relevant register. K. Saha 28-1-14

"B-2"

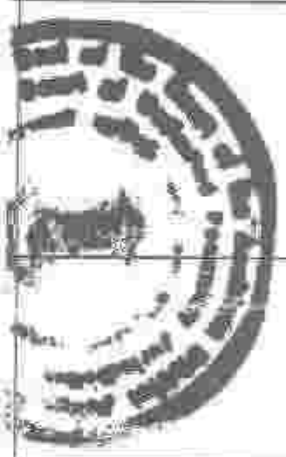
HIGH COURT FORM NO. (M) 55 CIVIL/HD) 30 (Criminal)
APPLICATION FOR INFORMATION

West Bengal Form No. 870.

Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready	Sign. of officer receiving the application	Remarks
<p>1</p> <p>NR. 150</p> <p>28-01-2014</p>	<p>Sudipta Ghosh</p> <p>Clerk to</p> <p>Molly Saha</p> <p>Advocate, High Court</p>	<p>Whether any file / Money Suit have been filed by or against Anant Shri Sukdiramji Trust in respect of Premises No. 156B, Maniktala Main Road under Police Station Maniktala, during the period from 2005 to till this date? In The Court of <u> </u> Civil Judge (Senior / Junior) Division at Sealdah, If so give full particulars thereof.</p>	<p>28-1-14</p>		<p>Money Suit has been filed in this court against the premises mentioned in the application and the case no. 2805-14. Signature of Anant appears from the return paper.</p> <p>Anant Shri</p> <p>28-1-14</p>



35/27



8-3

HIGH COURT FORM NO.(M) 55 CIVL/HD) 30 (Continued)
APPLICATION FOR INFORMATION

West Bengal Form No. 87A

Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready	Sign of officer receiving the application	Remarks
1 07/08/14	Sudipta Ghosh Clerk to Molly Saha Advocate, High Court	Whether any Title / Money Suit have been filed by or against <u>Anant Shri Sukhrami Trust</u> in respect of Premises No. 156B, Maniktala Main Road under Police Station Maniktala, during the period from 2005 to till this date? In The Court of <u>2nd Civil Judge (Senior / Junior) Division at Sealdah</u> , If so give full particulars thereof.		08/11/14	No Title / Money Suit appears to have been filed in this Court from 2005 to 2014. Apart from Sukhrami Trust.



"B-1"

HIGH COURT FORM NO.(M) 55 CIVIL/(H) 30 (Criminal)
APPLICATION FOR INFORMATION

Bengal Form No. 870

Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready	Sign of officer receiving the application	Remarks
1 9/9/14	Sudipta Ghosh Clerk to Mally Saha Advocate, High Court	Whether any Title / Money Suit have been filed by or against Anant Shri Sukhranji Trust in respect of Premises No. 156B, Maniktala Main Road under Police Station Maniktala, during the period from 2005 to till this date? In The Court of <u>Senior</u> Civil Judge (Senior / Junior) Division at Sealdah, If so give full particulars thereof.	4	[Signature]	156 Maniktala Main Road, Sealdah, West Bengal. In this Court from 2005 to 2014 against Anant Shri Sukhranji Trust. [Signature] 28/11/14





THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: ES445520/3/11632000955
NOC Issue Date : 15/01/2014

From
The Assessor-Collector

To

The Owner,
ANANI SHRI SUDHARAMI TRUST REPRESENTED BY CONSTITUED POWER
OF ATTORNEY S.S.PATODIA.

Dear Sir(s)/Madam(s).

Re: Assessee No : 11002000955
Premises No : 158B, MANICKTALA MAIN ROAD
Ward No : 032

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

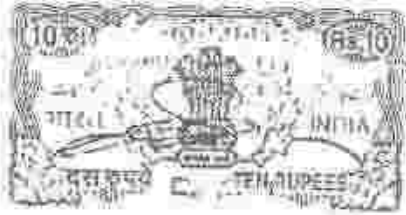
This NOC is based on the AV No. 35000 w.e.f. 3/2004.

For, Assessor-Collector

Date : 15/01/2014.

As per available data as on our record.

This NOC will not cover any fresh supplementary demand on account of General Revision/Interim Revision.
This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.
This document being computer generated does not require any signature.



366:GP-JW

Date: January 20, 2014

From:
Mr. Tapan Sarkar
C/o S.Nath & Co
10+10/1 K.S Roy Road,
2nd Floor mezzanine floor,
Kolkata-700001
Mob- 9903856156



To
The Public Information Officer,
Kolkata Metropolitan Development Authority,
Prasahan Bhavan
Sector-1, DD-1, Saltlake City,
Kolkata-700051

Dear Sir,

Re: ALL THAT the piece or parcel of land situate lying at Premises No. 1568, Manicktala Main Road, under Police Station Manicktala, hereinafter refer as "the Said Property"

I request to provide me with the following information under section 6 of the provision of "THE RIGHT TO INFORMATION ACT, 2005".

- 1) Whether the said property or any part thereof belongs to the Kolkata Metropolitan Development Authority? If so, please provide me full details thereof.
- 2) Whether there is any proposed or sanctioned scheme of Development or any scheme or proposal of or alignment of The Kolkata Metropolitan Development Authority concerning the said property or any portion thereof? If so, please provide me full details thereof and also a copy of the said Notification/s.
- 3) Whether the said property has been acquired for or on behalf The Kolkata Metropolitan Development Authority by any Land Acquisition Collector under the Land Acquisition Act, 1894 or The West Bengal Land (Requisition and Acquisition) Act, 1948 or by any other agency under any other statute or law from time to time in force? If so, please provide me full details thereof.

I request you to kindly provide me with the information sought for above at the earliest and oblige.

Your compliance hereof will serve justice to me.

Yours faithfully,

Tapan Sarkar
(Mr. Tapan Sarkar)



**Kolkata
Metropolitan
Development
Authority**

**RIGHT TO INFORMATION
ACT-2005**

Phone No.
2359-7915/7917/4578/7988
(Extn. 277)

No. 519 /KMDA/PR-416/1/2006 (IR-1390) (PLI)

Dated: 11.04.2014

From: The Public Information Officer,
KMDA.

To: Tapan Sarkar,
C/o. S. Nath & Co.,
11/10/1 K.S. Ray Road,
2nd Floor mezzanine floor,
Kolkata-700001
9903856156 (M)

Spl. Messenger
Courier Specialist

Sub: Information regarding status of land

Sir Madam:

Enclosed please find a copy of the letter received from the Dy. Secretary-in-Charge, Escate Unit, KMDA [Vide No. 702 /KMDA/Estt./L.A.M.-792 (PLI) dated 08.04.2014] regarding i) Premises No. 19, Dr. U.N. Brahmachari Sarani formerly known as 19, Laudon Street, P.S. - Park Street ii) Premises No. 87, Hemanta Mukhopadhyay Sarani formerly known as H-87, Lake road, P.S. - Lake iii) Premises No. 156B, Manicktala Main Road, P.S. - Manicktala, in connection with your letter dated 20.01.2014 which will speak for itself.

This information has been provided as per the provision of the RTI Act-2005.

Yours faithfully,

Yours faithfully

Sels
9/4/14
Public Information Officer,
KMDA.

50
22.04.14



KOLKATA METROPOLITON DEVELOPMENT AUTHORITY
Prashasan Bhavan, DD-1, Sector-I,
Bidhan Nagar, Kolkata-700 064

No. 702 /KMDA/Estt./LAM-792(Pt.)

Date : 08.04.2014.

From : The Dy. Secretary-in-charge,
Estate Unit, KMDA.



To : The Public Information Officer,
K. M. D. A.

Sub : Information under RTI Act, 2005.
Ref : No.145/KMDA/PR-416/1/06(IR-1390)
[RTI Case No.4275 to 4277]

Sir,

With reference to above required information is given below on the basis of available office record.

Premises No.	P.S.	District	Status of land
19, Dy. U. N. Brahmachari Sarani formerly known as 19, Laudon Street	Park Street	Kolkata 700025	Not acquired by KMDA
87, Hemanta Mukhopadhyay Sarani formerly known as P-87, Lake Road	Lake	Kolkata 700029	Not acquired by KMDA
156B, Manicktala Main Road	Manicktala	Kolkata	Not acquired by KMDA

This is for favour of his perusal and taking necessary action.

Yours faithfully,

22.04.14
DY. SECRETARY-IN-CHARGE
ESTT UNIT, KMDA

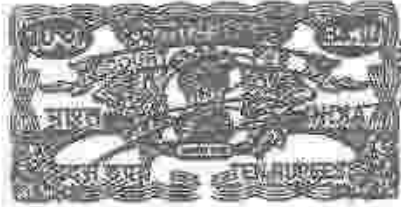
"E"

393-MWC

Date: January 16, 2014

From:

Mr. Sanjay Bhattacharya
C/o S.Nath & Co
10-10/1 K.S. Roy Road,
2nd Floor mazzanine floor,
Kolkata-700001
Mobile: 9830707169



To:

The State Public Information Officer,
The 1st Land Acquisition Collector, Kolkata
5, Bhowanilal Street,
Kolkata-700001

Dear Sir,

RE: ALL THAT the piece or parcel of land situate lying at Premises No. 156B, Manicktala Hain Road, under Police Station Manicktala, hereinafter refer as "the Said Property"

- 1) Whether any order or declaration have been made or published for acquisition or requisition in the said property or any portion thereof under the Land Acquisition Act, 1894 or The West Bengal Land (Requisition and Acquisition) Act, 1948 or any other Act or statute from time to time in force? If so, please provide me full details thereof and also a copy of the said Notification/s.
- 2) Whether in the said property or any portion thereof are affected by any notice of acquisition or requisition under any act or case? If so, please provide me full details thereof.

I request you to kindly provide me with the information sought for above at the earliest and oblige.

Your compliance hereof will serve justice to me.

Yours faithfully,

Sanjay Bhattacharya
(Mr. Sanjay Bhattacharya)

Content not Verified

16.1.14

Ms. Anu
Kolkata
"Sri Sri, Bhowanilal"
Kolkata-700001

Government of West Bengal
Office of the First Land Acquisition Collector, Kolkata
5, Bankshall Street, 2nd floor, Kolkata-700 001.

No. 33-LA

Date: - 04. 03. 14

To
Sri Sanjay Bhattacharya,
C/o. S. Nath & Co.
10 + 10/1, K. S. Roy Road,
2nd floor, mezzanine floor,
Kolkata- 700001.

Sub:- Information reg. Premises No.- 156B, Manicktala Main Road,
Kolkata.

With reference to his letter dated 16-01-2014 he is hereby informed that L.A. proceedings u/s. 6 of L. A. Act, 1894 has been completed in respect of premises No. 156B, Manicktala Main Road, Kolkata and in compliance of order dated 14-01-2011 in W.P. No.- 175 of 2010 passed by Hon'ble High Court, Calcutta the matter of releasing the property bearing premises No. - 156B, Manicktala Main Road, Kolkata is under process.

Encl:- Copies of Notifications
u/s. Sec. 4 and 6 of
L.A. Act, 1894

SPIO 02/14
under Right to Information Act, 2005
office of the 1st L. A. C., Kolkata

BM
2012

The

 Kolkata Gazette

Extraordinary
 Published by Authority

JAISTHA -22]

THURSDAY, JUNE 12, 2014

[SAKA 1936

PART I - Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

GOVERNMENT OF WEST BENGAL
 Land & Land Reforms Department

WITHDRAWAL OF DECLARATION

No. Addl. Secy 733-LA/IR-48/09(p4.)- dt. 19th May, 2014— In exercise of the powers conferred by sub-section (1) of section 48 of the Land Acquisition Act, 1894 (Act I of 1894), the Governor is pleased to withdraw from the acquisition of a piece of land measuring, more or less, 0.2914 hectares (0.72 acres) concerning Premises No. 156B(por), Maniktala Main Road, Kolkata in Police Station- Maniktala, District Kolkata, Ward No. 32, of Kolkata Municipal Corporation, in respect of which the declaration under section 5 of the L.A. Act- I has been published in the Kolkata Gazette, Part-I on 02.12.2009, bearing Kolkata No. JS-2578LA/IR-48/09(part), dated 20.11.2009.

Land Schedule

Premises No. : 156B (por), Maniktala Main Road, Kolkata-700054, Ward No. 32
 P. S.: Maniktala District: Kolkata

Plot No.	Specific portion of the plot	Area in	
		acres	Hectares
156B (por), Maniktala Main Road, Kolkata-700054	South portion	0.72	0.2914

Bounded by as follows :

North By : Remaining portion of Premises No. 156B, Maniktala Main Road.
 East By : E5, Maniktala Main Road.
 South By : Maniktala Main Road.
 West By : Remaining portion of Premises No. 156B, Maniktala Main Road.

By order of the Governor

K. MOCHHARY

Addl. Secretary Govt. of West Bengal
Land & Land Reforms Department

"F"

365-Misc

Date: January 16, 2014

To
The Public Information Officer,
Kolkata Improvement Trust
F-15, India Exchange Place Extension,
Kolkata-700073



From:
Mr. Sanjay Bhattacharya
C/o. Swapan Nath
/1, Dr. K.C Bose Road, Subhas Gram
(Opposite Hospital)
Kolkata-700146
Mobile: 9826117168

RE: ALL THAT the piece or parcel of land situate lying at Premises No. 156B, Manicktala Main Road, under Police Station Manicktala, hereinafter refer as "the Said Property"



- 1) Whether the said property or any part thereof belongs to the Kolkata Improvement Trust Act, 1911? If so, please provide me full details thereof.
- 2) Whether there is any proposed or sanctioned scheme of Development or any scheme or proposal of or alignment of The Kolkata Improvement Trust concerning the said property or any portion thereof? If so, please provide me full details thereof and also a copy of the said Notification/s.
- 3) Whether the said property have been acquired for or on behalf the Kolkata Improvement Trust by any Land Acquisition Collector under the Land Acquisition Act, 1894 or The West Bengal Land (Requisition and Acquisition) Act, 1948 or by any other agency under any other statute or law from time to time in force? If so, please provide me full details thereof.

I state that the information sought does not fall within the restrictions contained in under section 8 of the provision of "THE RIGHT TO INFORMATION ACT, 2005" and to the best of my knowledge it pertains to your office.

Your compliance hereof will serve justice to me.

Yours faithfully,
Sanjay Bhattacharya
(Mr. Sanjay Bhattacharya)

KOLKATA IMPROVEMENT TRUST
P-16, INDIA EXCHANGE PLACE EXTENSION,
KOLKATA-700 073
Phone : 2225-3438.

NO. RTI-381/ 433

Dated: 27.01.2014

To,

✓ Mr. Sanjay Bhattacharya
C/o. Swapn Nath
71, Dr. K.C. Bose Road, Subhas Gram
Kolkata - 700 146

Ref.: Your application under R T I Act, 2005
against Land/Premises No. 156B, Manicktala
Main Road.

Sir,

In response to your application under reference above, the parawise information is as follows :

1. The property, information sought for, does not belong to K.I. Act, 1911;
2. The said property is partly affected by K I T Alignment III-M and not affected by any sanctioned K I T Scheme ;
3. Does not arise.

However, you may apply for observation report in the O.B.Cell under Chief Engineer, K I T, with submission of requisite papers and fees.

Yours faithfully,

[Signature]
State Public Information Officer,
Kolkata Improvement Trust.

GOVERNMENT OF WEST BENGAL
Office of the Competent Authority, Kolkata under
the Urban Land (Ceiling and Regulation) Act, 1976
Miyuki Bhavan, 2nd & 3rd Floor, Bidhannagar
Kolkata - 700 091.

No. 77 UL
XVI-2964/2009

Dated 26-8- 2009.

To
Shri/Smt. K. Anant Shri Sakhranji Trust,
156B, Maniktala Main Road,
Kolkata-700 054.

Sub: Your application for No-objection Certificate dated 26.8.2009 in respect of
Premises No. 156B, Maniktala Main Road, Kolkata-700 054
In terms of Rule 4(4) of the
Kolkata Municipal Corporation Building Rules 1990.

1. In consideration of your application and prayer thereof No-objection certificate is
hereby granted in terms of rule 4(4) of the Kolkata Municipal Corporation Building Rules,
1990 in respect of the landed property mentioned hereunder.

2. A statement required in terms of provision of section 22(1) of the Urban Land
(Ceiling and Regulation) Act, 1976 must be filed by you after demolition or destruction of
existing structure/ structures within the stipulated time.

Schedule of land

Premises No. 156B, Maniktala Main Road, Kolkata-700 054.
Area 7990 M² (Seven thousand nine hundred ninety
square metres).

No. XVI-2964/2009 UL



[Signature]
Competent Authority,
Kolkata.

Dated 26/08/2009 2009.

Copy forwarded to -

1. The Deputy Chief Engineer, The Kolkata Municipal Corporation, 5, S. N. Banerjee Road,
Kolkata - 700 013 for information. He is also requested to intimate the date of demolition or
destruction of existing structures of the premises land in due time.
2. The Joint Secretary, Urban Development Department, Urban Land Ceiling Branch,
Miyuki Bhavan, 10th Floor, Salt Lake City, Kolkata - 700 091.

Competent Authority,
Kolkata.

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City

Kolkata - 700106

Phone: 9831081978

TITLE REPORT AND BRIEF HISTORY OF THE LAND SITUATED AT PREMISES
NO. 156 B, MANIKTALA MAIN ROAD, KOLKATA 700054.

1. NAME OF THE TITLE HOLDER/S

Anant Shri Sukhranji Trust

2. DESCRIPTION OF THE PROPERTY

ALL THAT the demarcated portion of municipal premises no. 156B, Maniktala Main road, Kolkata 700054 measuring an area of 54.85 cottaks, be the same a little more or less (including the area of Land measuring 6.99cottaks more or less falling under proposed Road Alignment Scheme of Kolkata Improvement Trust.)

3. DOCUMENT EXAMINED AND VERIFIED

- (i) Deed of Declaration of Trust dated 13.09.1968
- (ii) Registered Deed of Conveyance being Book No.1, Volume No. 1, Pages 1-26, bearing No. 10283 in the year 2005 made in favour of Anant Shri Sukhranji Trust.
- (iii) Registered Deed of Conveyance bearing No. 10659 in the year 2005 made in favour of Anant Shri Sukhranji Trust.
- (iv) An Order dated 14th January, 2011 passed by High Court, Calcutta
- (v) Permission Order Vide Order No. Dew/Trust/2007/482 dated 15/02/2008
- (vi) Developer's Agreements dated 6.05.2011.

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City

Kolkata-700106

Phone: 9831081978

4. DEVOLUTION OF TITLE AS PER DOCUMENT -

Anant Shri Sukhranjli Trust, a public Charitable Trust, duly registered under the Rajasthan Public Trust Act, 1959 propounded under a registered Deed of Declaration of Trust dated 13th September, 1968 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV, Volume No. 1, Pages 102 to 116, being No. 1968/4 for the year 1968 as supplemented and / or modified by the Supplemental Deed dated 25th April, 1978 registered with the Sub-Registrar, Jodhpur, Rajasthan in Book No. IV, Volume No. 56, Pages 219 to 223, Being No. 92 for the year 1978.

By an Indenture of Conveyance dated 4th October 2005 made between Smt. Ranjita Barick, Joint Receivers Appointed by the Hon'ble High Court at Calcutta by order dated 10.12.2003 in Testamentary Matter No. 117 of 1973, therein collectively referred to as the Vendors/ Joint Receivers and Anant Shri Sukhranjli Trust therein referred to as the Purchaser and registered at the office of the Additional Registrar of Assurances-I in Book No. 1, Volume No. 1, Pages 1 to 26, Being No.10283 for the year 2005 the said Joint Receivers for the Consideration therein mentioned sold transferred and conveyed unto and in favour of the Trust All That the various pieces and parcels of land containing by measurement 119.45 cottahs (more or less) including the area of land measuring 7.4 cottahs (more or less) falling under the proposed road alignment Scheme of Kolkata Improvement Trust together with structures constructed thereon situate lying at and being Municipal Premises No. 156B Manikata Main Road, Kolkata.

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City

Kolkata - 700106

Phone: 9831081978

The Trust is thus entitled to the said entire property and is in khas possession thereof.

On and about 06.05.2011 Anant Shri Sikkhantji Trust entered into a Development Agreement with a Developer Company namely Regent Hirise Private Limited.

On Application made by the trust to the Assistant Commissioner, Devasthan Department, Jodhpur for grant of necessary permission, the Office of the Assistant Commissioner, Devasthan Department, Jodpur by an order No. Dev/Trust/2007/482 dated 15/02/2008 necessary permission under section 31 of the Rajasthan Public Trust Act, 1959 whereby the Trustees have been granted permission to sell and transfer and/or enter into joint development in respect of the Municipal Premises No. 156B, Mariktaina Main Road, Kolkata to the extent of 59 contais of land in accordance with the plan annexed thereto subject to the terms and Conditions contained and recorded in the said order.

By a notification dated 8th July, 2009, issued under section 4 of the Land acquisition Act, 1894, the Government of West Bengal proposed to acquire a portion of the land measuring 0.72 Acres at the south eastern portion of the said property for the purpose of running Metro Railway and also issued a declaration dated 11th December, 2009 in that regard under Section 6 of the said act.

Challenging the acquisition proceedings initiated by the issue of the said Notification and declaration under the land Acquisition Act the Trust filed a writ application being WP No. 175 of 2010 before the Hon'ble High Court at Calcutta on 9th February 2010.

Upon hearing the rival contentions and applications of the added parties, the Hon'ble Justice Indira Banerjee disposed of the said writ petition and other connected applications by Order dated 29th November 2010 as corrected by Order dated 14th January 2011, inter-

AMARENDRA NATH SENGUPTA
 Advocate, High Court, Calcutta

Chamber:
HB-109, Sector 3, Salt Lake City
Kolkata -700106
Phone: 9831081978

also, directing the Land Acquisition Collector to take necessary steps for acquisition of the alternate land offered by others immediately and to withdraw the aforesaid notification for acquisition dated 8th July, 2009 and declaration dated 11th December, 2009.

5. **LIABILITIES OF ENCUMBRANCES**

Search of the records at ARA-I, Kolkata, D.R. Office and S.R. Office Sealdah, for the period of 13(Thirteen) years i.e. from 2002-2014 revealed no adverse entries in respect of the said premises. I have also inspected the papers referred above in original. From those exercises it appears that the title of the Owner is genuine and free from all encumbrances. There appears to be no notice for acquisition or requisition of the property by any Govt. or statutory body or bodies in regard to the said premises.

6. **CERTIFICATE -**

From the available records and the search report as produced before me, I certify that Anant Shri Sukhramji Trust, the Owner of the above referred property have clear, good, marketable title in respect of the said property. In course of searching for the above period, I have found that the above property has not been affected by any order of attachment, charge, lease, lien, mortgage, sale or any kinds whatsoever.

Amarendra Nath Sengupta
Advocate

REGENT HIRISE PRIVATE LIMITED

257, ACHARYA JAGADISH CHANDRA BOSE ROAD, GROUND FLOOR, KOLKATA-700 017
PHONE: 2207 1357, 2267 3765 FAX: 21 33 2290 3824

Request For Master File Approval

Name Of the Project	HAMSNEHI UNIMARK TOWER
Address of the Project	158 B MANICKTALA MAIN ROAD, KOLKATA, 700054
Name of the Builder	REGENT HIRISE PRIVATE LIMITED
Address of the Builder	204 A/2 BOSE ROAD, KOLKATA 700017
Telephone No. of the Builder	40710180
Builder partner/ Director	KUMAR VARDHAN PATODIA
Mobile No.	
Marketing Contact Person	SANGITA SINGH
Mobile No.	9836574000
Date of Inception/Total No. of Yrs. in builder business	14/02/2011 3 YEARS
Total No. of Projects Completed	SHERWOOD ESTATES, HERITAGE SRIJAN PARK, HERITAGE SRIJAN ENCLAVE, ASTRAL, HERITAGE MAYFAIR
Website url	www.unimarkgroup.com
List of Bankers/banking relationship	ICICI/SBI
Builder's Account Number	

Project Details	
Area of Land	58 BOTTAS
No. Of Building	1
No. Of Floors	B+G+25
Total No. of Flats	58
Unsold Flats	
Selling Price (per sqft)	6500
Total Project Value	
Project commencement Date	
Expected completion Date	
Is the Project approved by any other banks/FINBFC. (List the names)	NO
Other amenities in the project	COMMUNITY HALL, HI TEC GYMNASIUM, SWIMMING POOL, INDOOR GAMES ROOM, SPA ROOM, LANDSCAPED GREEN AND JOGGING TRACK, INTERCOM 24 HOURS SECURITY
FAR AVAILABLE	

REGENT HIRISE PRIVATE LIMITED

By _____

REGENT HIRISE PRIVATE LIMITED
 207, ACHARYA JAGADISH CHANDRA BOSE ROAD, GROUND FLOOR, KOLKATA-700 017
 PHONE: 2287 1357, 2287 3753 FAX: 91 33 2290 0629

FAST PROJECT DETAILS		
Project Name & Location	No Of Flies, Total Built up Area & Floor	Funded by other bank
UNIMARK RIVERIA	499 FLATS G+11	HDFC,INDIA BILLS,ICICI

Floor	Block 1
1	4 BHK-2
2	4 BHK-3
3	4 BHK-3
4	4 BHK-3
5	4 BHK-3
6	4 BHK-3
7	4 BHK-3
8	4 BHK-3
9	4 BHK-3
10	4 BHK-3
11	4 BHK-3
12	4 BHK-3
13	4 BHK-3
14	4 BHK-3
15	4 BHK-3
16	4 BHK-3
17	4 BHK-3
18	4 BHK-3
19	4 BHK-3
20	4 BHK-3
21	4 BHK-3
22	4 BHK-3
23	4 BHK-3

REGENT HIRISE PVT. LTD.

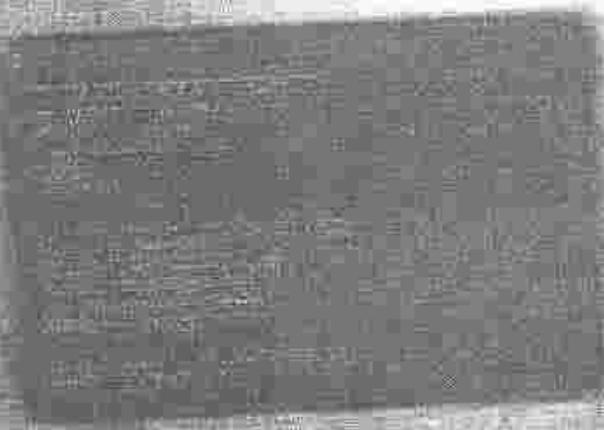
[Signature]

DIRECTOR / AUTHORISED SIGNATORY

ANNEXURE-3

PAST PROJECTS			
PAST PROJECTS	NO OF UNITS	ADDRESS	SALABLE AREA(SQFT)approx
ASTRAL	38	23, Gurusaday Road, Kol-19	120000
HERITAGE MAYFAIR	20	3, Mayfair Road, Kol	100000
HERITAGE PRINCESS	10	18, Mayfair Road, Kol	40000
HERITAGE SRIJAN PARK	221	72 & 72A Tiljala Road, Kol	430000
HERITAGE SRIJAN TOWER	38	188, Manicktala Main Road, Kol	95000
PARKSIDE RESIDENCY	40	7, Canal Street, Kol	70000
SHERWOOD ESTATE	1200	Garia Main Road, Narendrapur, Kol	1500000
SRIJAN HERITAGE ENCLAVE	147	345, Rajarhat Main Road, Kaikhali, Kol	200000
SRIJAN HERITAGE HEIGHTS	35	135, S.P. Mukherjee Road, Kol	90000
RB	4	69, A.J.C Bose Road, Kol	16788
TRINITY	46	225/1, A.J.C Bose Road, Kol	75000
WOODSQUARE MALL		Garia Main Road, Narendrapur, Kol	105000
NEWTOWN SQUARE	38	Atghara Chinar Park Crossing, Rajarhat, Kol	170000
WINDSOR COURT	12	321, New Road, Kol	30000
217 PARK STREET	4	217, Park Street, Kol	11787
TARAK DUTTA ROAD	1	24, Tarak Dutta Road, Kol-19	6000
P-21DARGA ROAD	4	P-21 Darga Road, Kol	6000
TOTAL	1858		3065575

आयुक्त विभाग
INDIA
HARCHANDRAJ PATIL
DEPARTMENT OF
आयुक्त
GOVT OF INDIA



ICICI Bank

CHOWRINGHEE Branch
Hall and Anderson Building, 31 Chowringhee Road, Kolkata - West Bengal 700071
RTGS / NEFT IFSC Code : ICIC000187

AMT PAYEE

AMOUNT IN WORDS
₹

Pay

Rupees

SIEMENS (SI) / CTS - 2010

₹

FOR REGENT THERMO...
FOR REGENT THERMO...

A/c No. 018705500159

CAJIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

Authorized Signatory

⑈ 5 1 1 5 1 2 ⑈ 7 0 0 2 2 9 0 1 1 ⑈ 5 0 0 1 5 9 ⑈ 2 9



REGENT HIRISE PRIVATE LIMITED
201, A. J. C. ROSE ROAD
KOLKATA - 700017

STATEMENT OF ACCOUNT
FOR THE YEAR ENDED 31.03.2011

M. M. CHOPRA & CO
CHARTERED ACCOUNTANTS

20, Chatterjee Avenue (2nd Floor)
Kolkata - 700012
Phone 2212-2931/2258

REGENT HIRISE PRIVATE LIMITED
207, A.J.C. BOSE ROAD, KOLKATA - 17

DIRECTOR'S REPORT
TO THE SHAREHOLDERS

Your Director's have pleasure in presenting their Report for the year ended 31st March, 2013 along with the statement of accounts and Auditor's report thereon :-

FINANCIAL RESULTS

	<u>Amount in (Rs.)</u>
Profit before Exceptional and Extraordinary items, Depreciation and Tax	36,76,154/-
Less: Depreciation	15,76,424/-
	<hr/>
Profit before Tax	21,00,030/-
Less : Tax Provision	4,23,623/-
Less : Deferred Tax Adjusted	1,36,475/-
	<hr/>
Profit after Tax	15,39,932/-
Add : Credit Balance brought forward from last year	11,81,20,585/-
	<hr/>
Credit Balance carried over to Next year	11,96,60,517/-

WORKING RESULTS

The company earned profit during the year and the management were satisfied with the performance of the company during the year & earnings were expected to improve in the years to come.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under section 217(2AA) of the Companies Act, 1956 with respect to Director's Responsibility Statement, it is hereby confirmed:

- i) That in the preparation of the annual accounts for the financial year ended 31st March, 2013, the applicable accounting standards had been followed along with proper explanation relating to material departures.
- ii) That the directors have selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the Profit of the Company for the year under review.
- iii) That the directors have taken proper and sufficient care for the maintenance of adequate records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

1. The directors have prepared the accounts for the year ending 31st March 2013 on a going concern basis.

REVISIONS

The observations of the auditors in their report are self-explanatory and therefore, in their opinion, no revisions do not call for further comments except as before stated.

The Company has not followed the accrual basis of accounting in respect of gratuity. The liability for gratuity is a liability of the company. The liability for gratuity is a liability of the company.

In respect of the same we state that above benefits to employees are provided on a payment basis as per Accounting Policy of the company regularly and consistently followed by the company.

Liability for accrued gratuity is recognized when the employees render services to the company. The Accounting Policy of the company regularly and consistently followed by the company.

COMPLIANCE CERTIFICATE

Secretarial compliance certificate from a practicing company secretary is enclosed.

AUDITORS

M/s. M.M. Chopra & Co., Chartered Accountants retire in the ensuing Annual General Meeting and are eligible offer themselves for re-appointment.

EMPLOYEES

The Company has not employed any person during the year in contravention of the provisions of Section 17A of the Companies Act, 1956.

ENERGY TECHNOLOGY & FOREIGN EXCHANGE

As the company is engaged in Real Estate Development business, the transfer of energy conservation and Technology absorption are not applicable.

The Company has incurred expenditure relating to foreign exchange during the year.

ACKNOWLEDGEMENT

Your Directors place on record their gratitude for the continuous support of shareholders and business associates at all levels.

Place: - Kolkata
Date: - 05/03/2013

REGENT HIRISE PVT. LTD.
[Signature]
DIRECTOR / AUTHORIZED SIGNATORY



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF
REGENT HRISE PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of REGENT HRISE PRIVATE LIMITED, which comprise the Balance Sheet as at 31st March, 2013 and the Statement of Profit & Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of those financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of Section 211 of the Companies Act, 1956. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards required that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis for qualified opinion

The Company has not followed the accrual basis of accounting as required by section 209 of the Companies Act, 1956 in respect of the following expenses & liabilities:-

- (i) Accrued liability of Gratuity in respect of the Employees
- (ii) Liability in respect of Leave Encashment Benefit to Employees.
- (iii) Accrued liability of Bonus Payable to Employees.

Effects of the foregoing are that reported Profit are overstated and liabilities are understated. However, quantum of such over statement of Profit is not determinable.

Qualified Opinion

In our opinion and in the best of our information and according to the explanations given to us, except for the effect of the matters described in the Basis for qualified opinion paragraph, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India.

(a) In the case of the Balance Sheet, of the state of affairs of the Company as at 31st March, 2013 and

(b) In the case of the Profit & Loss Account of the PROFITS for the year ended on that date.

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Other Matters

Without qualifying our opinion, we state that the Company is recognizing the revenue from Real Estate Development activities on "Completed Contract Project Method" instead of "Percentage of Completion Method" as suggested by the "Guidance Note on Accounting for Real Estate Transactions" issued by The Institute of Chartered Accountants of India.


Report on Other Legal and Regulatory Requirements

- 1) As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
- 2) As required by section 227(3) of the Act, we report that :
 - a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
 - c) The Balance Sheet and Statement of Profit & Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the Balance Sheet and Statement of Profit & Loss comply with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 save & except that: *Except for the effects of the matters described in basis for qualified opinion paragraph, in our opinion, the Balance Sheet and Statement of Profit & Loss comply with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956*
 - e) On the basis of written representations received from the directors as on 31st March, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956.
 - f) Since the Central Government has not issued any notification as to the rate at which the cess is to be paid under section 441A of the Companies Act, 1956 nor has it issued any Rules under the said section prescribing the manner in which such cess is to be paid, no cess is due and payable by the Company.

30, Chittaranjan Avenue,
Kolkata - 700013
Dated the 02nd day of September, 2013.



For M. M. CHOPRA & CO.
Chartered Accountants
Registration No. 311053E


(A. K. BHADRA)
PARTNER
Membership No. 52839

ANNEXURE TO AUDITOR'S REPORT

Referred to in paragraph 1 under the heading of "Report on Other Legal and Regulatory requirements" of our reported
 given date to the members of REGENT HIRISE PRIVATE LIMITED.

On the basis of books and records examined by us and such stocks and the considered appropriate and according to the
 information and explanations give to us, we state as under:

- i)
 - a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
 - b) The fixed assets have been physically verified by the management during the year. No material discrepancies were noticed on such verification.
 - c) During the year, the company has not disposed off any major part of the fixed assets.
- ii)
 - a) The inventory has been physically verified during the year end by the management. In our opinion, the frequency of verification is reasonable.
 - b) The procedures of physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.
 - c) The Company is maintaining proper records of inventory. No discrepancies were noticed on verification between the physical stocks and the book records.
- iii)
 - a) The Company has granted Loans and Interest Free Advances to One Hundred Sixty Eight parties covered under section 301 of the Companies Act, 1956. The aggregate amount involved in the transactions was Rs. 42,04,34,787/- (Including Opening Balance) and the year end balance of such Loans & Advances was Rs. 22,01,23,638/-.
 - b) In our opinion, the rate of interest in case of interest bearing Loans and other terms and conditions of Loans are not prima facie prejudicial to the interest of the Company. We are unable to express any opinion about interest free advances given by the Company.
 - c) The Parties are regular in repaying the Principal amount and interest wherever applicable.
 - d) There is no overdue amount in excess of Rs. 1 lakh in respect of such loans.
 - e) The Company has taken Loans and Interest Free Advances from Fourteen parties covered under section 301 of the Companies Act, 1956. The aggregate amount involved was Rs. 11,54,38,000/- (Including Opening Balance) and the year end balance of such Loans & Advances were Rs. 5,12,50,000/-.
 - f) In our opinion the rate of interest & other terms & conditions of Loans and Interest Free Advances taken by the Company are not prima facie prejudicial to the interest of the Company.
 - g) The Company has regularly repaid the Principal and Interest wherever applicable.
- iv) In our opinion and according to the information and explanations given to us, there are adequate internal control systems commensurate with the size of the company and the nature of its business with regard to purchases of inventory, fixed assets and with regard to the sale. During the course of our audit, we have not observed any continuing failure to correct major weaknesses in internal controls systems.
- v)
 - a) According to the information and explanations given to us, we are of the opinion that the particulars of contracts or arrangements referred to in section 301 of the Companies Act, 1956 have been entered in the register maintained under that section.
 - b) In our opinion and according to the information and explanations given to us, there were no transactions in pursuance of contracts or arrangements entered in the register maintained under section 301 of the Companies Act, 1956 and exceeding the value of rupees five lakhs in respect of any party during the year.
- vi) The Company has not accepted any deposits from Public during the year.
- vii) The Company has no formal internal audit system.
- viii) We have broadly reviewed the books of account maintained by the Company in respect of construction activities where pursuant to the rules made by the Central Government of India, the maintenance of such records has been prescribed under clause (d) of sub-section (1) of Section 209 of the Act, and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. We have not however, made a detailed examination of records with a view to determine whether they are accurate or complete.

[Signature]



- (b) (i) The company is regular in depositing with appropriate authorities undisputed statutory dues including investor education protection fund, employees' state insurance, income tax, sales tax, wealth tax, service tax, customs duty, excise duty, cess and other material statutory dues applicable to it, except in case of provident fund and employee state insurance dues which the Company was irregular.
- (ii) According to the information and explanations given to us, no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, customs duty, excise duty and cess were in arrears as at 31st March, 2013 for a period of more than six months from the date they became payable.
- (iii) According to the information and explanation given to us, there are no dues of sales tax, income tax, customs duty, wealth tax, service tax, excise duty and cess which have not been deposited on account of any dispute.
- (c) (i) The Company do not have accumulated losses at the end of the financial year. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- (ii) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to financial institution, bank or debenture holders.
- (iii) The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (iv) In our opinion, the company is not a hit fund or a nidhi/mutual benefit fund/ society. Therefore, the provisions of clause 4(xiii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (v) In our opinion, the company is not dealing in or trading in shares, securities debentures and other investments and therefore the provisions of Clause 4(xiv) of the aforesaid order are not applicable.
- (vi) In our opinion the terms & conditions on which company has given guarantees for Loans taken jointly with others from banks are not prejudicial to the interests of the Company.
- (vii) In our opinion, the term Loans have been applied for the purpose for which they were raised.
- (viii) According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that the no funds raised on short-term basis have been used for long-term investment.
- (ix) According to the information and explanations given to us, the company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Act.
- (x) The company has not issued any debentures.
- (xi) The Company has not raised money by public issues.
- (xii) During the course of our examination of the books of account and record, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the company noticed or reported during the year, nor we have been informed of such case by the management.

30, Chittaranjan Avenue
Kolkata - 700012

Dated the 02nd day of September 2013

For M. M. CHOPRA & CO.
Chartered Accountants
Registration No. - 311053E

(A.K. BHURA)
PARTNER
Membership No. 52859

REGENT HIRISE PRIVATE LTD

BALANCE SHEET AS AT 31ST MARCH, 2013

	NOTE NO	AS AT 31.03.2013 (RUPEES)	AS AT 31.03.2012 (RUPEES)
EQUITY AND LIABILITIES			
Shareholders' Funds			
Share Capital	1	31,130,000	31,130,000
Reserves and Surplus	2	813,638,517	152,562,582
Non - Current Liabilities			
Long - Term Borrowings	3	3,285,000	2,224,501
Long-term Provisions	4	38,058	26,158
Current Liabilities			
Short-term Borrowings	5	304,224,000	702,967,800
Trade Payables	6	25,795,938	2,206,206
Other Current Liabilities	7	277,405,214	122,457,371
TOTAL		1,160,503,004	837,223,143
ASSETS			
Non Current Assets			
Fixed Assets	8	7,489,517	6,168,517
Non Current Investments	9	22,948,100	18,604,770
Long Term Loan and Advances	10	3,388,711	2,567,510
Deferred Tax Assets	11	237,100	273,575
Current Assets			
Inventories	12	257,324,511	25,753,988
Trade Receivables	13	414,087	421,057
Cash and Cash Balances	14	3,094,639	2,189,557
Short Term Loans & Advances	15	560,145,585	312,383,289
Other current assets	16	315,461,383	129,329,163
TOTAL		1,160,503,004	837,223,143

SIGNIFICANT ACCOUNTING POLICIES 24
 ADDITIONAL INFORMATION AND DISCLOSURES 25

30, Chittaranjan Avenue,
 2nd Floor,
 Kolkata - 700 012

Dated the 22nd day of September, 2013.

[Handwritten Signature]
 A.K.

In terms of our report of even date
 For M. M. CHOPRA & CO.
 Chartered Accountants:

[Handwritten Signature]
 (A.K. SHUKLA)
 PARTNER

REGENT HIRISE PVT. L^T

[Handwritten Signature]
 DIRECTOR / AUTHORISED SIGNATORY
 (DIRECTOR)

(DIRECTOR)

REGENT HIRISE PVT. LTD

[Handwritten Signature]
 DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PRIVATE LTD

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2013

	NOTE NO	YEAR ENDED 31.03.2012 (RUPEES)	YEAR ENDED 31.03.2013 (RUPEES)
INCOME:			
REVENUE FROM OPERATIONS	17		3,008,923
OTHER INCOME	18	14,342,728	28,514,007
TOTAL REVENUE		14,642,728	31,522,930
EXPENDITURE:			
PURCHASE OF CONSTRUCTED SPACE		14,024,000	
CONSTRUCTION & SITE EXPENSES	19	137,181,847	12,335,388
(INCREASE) / (DECREASE) IN INVENTORY	20	(191,540,828)	(29,387,888)
EMPLOYEE BENEFIT EXPENSES	21	11,783,626	10,091,399
FINANCE COST	22	31,333,000	11,845,735
DEPRECIATION	3	1,576,424	1,353,608
ADMINISTRATIVE EXPENSES	23	7,602,139	7,428,158
TOTAL EXPENSES		11,842,895	16,485,807
Profit/(Loss) Before Exceptional and Extraordinary Items and Tax		2,800,030	13,887,223
PRIOR PERIOD ADJUSTMENTS		-	(364,481)
PROFIT BEFORE TAX		2,800,030	13,472,761
LESS: PROVISION FOR INCOME TAX			
CURRENT		400,893	
MAX Credit Available			(338,831)
DEFERRED TAX		135,475	(373,673)
		560,088	(707,266)
PROFIT / (LOSS) AFTER TAX FOR THE YEAR		1,839,932	14,180,027
SIGNIFICANT ACCOUNTING POLICIES	24		
ADDITIONAL INFORMATION AND DISCLOSURES	25		
EARNING PER SHARE - BASIC & DILUTED (IN ₹)		1.69	15.68

35, Chittaranjan Avenue,
2nd Floor,
Kolkata - 700 012

Dated the 02nd day of September, 2013

In terms of our report of even date
For M. M. CHOPRA & CO
Chartered Accountants

(Signature)
(A. K. SHUKLA)
PARTNER



REGENT HIRISE PVT. LTD

(Signature)
DIRECTOR / AUTHORISED SIGNATORY

(DIRECTOR)

REGENT HIRISE PVT. LT

(Signature)
DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31st March, 2013

	AS AT 31.3.2013		AS AT 31.3.2012	
NOTE 1 : SHARE CAPITAL	No. of Shares	Amount	No. of Shares	Amount
AUTHORIZED				
Equity Shares of Rs. 10/- each	5,000,000	50,000,000	5,000,000	50,000,000
ISSUED, SUBSCRIBED & PAID UP				
Equity shares of Rs. 10/- each fully paid up in cash	3,115,000	31,150,000	805,000	8,050,000
		<u>31,150,000</u>		<u>8,050,000</u>

Reconciliation of Share Capital

	No. of Shares	Amount	No. of Shares	Amount
ISSUED, SUBSCRIBED & PAID UP				
Outstanding at the beginning of the year	805,000	8,050,000	805,000	8,050,000
Adjusted during the year	2,310,000	23,100,000	-	-
Outstanding at the end of the year	<u>3,115,000</u>	<u>31,150,000</u>	<u>805,000</u>	<u>8,050,000</u>

Shareholders holding more than 5% shares

	No. of Shares	% held	No. of Shares	% held
Hrish Vardan Patodi	482,707	14.80%	457,000	51.10%
Indu Patodi	435,200	13.97%	435,200	48.87%
Jamibe Vummay Pvt Ltd	205,700	6.00%	-	-
Debit Auto Part Accessories Sales Pvt Ltd	814,700	26.38%	-	-
Kamruddin Auto Part Sales Pvt Ltd	658,200	21.13%	-	-
Shyam Noida Services Pvt Ltd	430,800	13.83%	-	-

The Company has only one class of shares i.e. Equity Shares and each share is entitled to one vote per share and in the event of liquidation, the equity shareholders are entitled to receive the remaining assets after payment of all liabilities in proportion to their shareholding.

NOTE 2 : RESERVE & SURPLUS

Share Premium				
Rs per share Account	34,444,000		34,444,000	
Reserve during the year	<u>354,551,000</u>	<u>398,995,000</u>	<u>-</u>	<u>34,444,000</u>
Surplus (Deficit) in Statement of Profit & Loss				
Rs per share Account	118,120,585		103,588,800	
Add: Net Profit / (Loss) for the current year	1,539,032		14,180,027	
Income Tax for earlier years	<u>-</u>	<u>119,660,517</u>	<u>(18,243)</u>	<u>118,120,585</u>
		<u>518,555,517</u>		<u>182,594,525</u>

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR / AUTHORISED SIGNATORY

[Signature]

REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31st March, 2013

	AS AT 31.3.2013	AS AT 31.3.2012
NOTE 3: LONG TERM BORROWINGS		
Secured Loan from BMW Financial Services Ltd (Secured against Hypothecation of Motor Car) (Repayable in 48 monthly instalments commencing from 1st April 2011. Last instalment due on 1st March 2013 & Rate of interest is 15.00% p.a. as at year end.)	939,710	1,072,829
Secured Loan from ICICI Bank Ltd (Secured against Hypothecation of Motor Car) (Repayable in 36 monthly instalments commencing from 15th October 2012. Last instalment due on 15th Sept. 2015 & Rate of interest is 10.99% p.a. as at year end.)	814,102	-
Secured Loan from Volkswagen Finance Pvt Ltd (Secured against Hypothecation of Motor Car) (Repayable in 36 monthly instalments commencing from 31st March 2013. Last instalment due on 31st March 2015 & Rate of interest is NIL as at year end.)	944,440	-
Secured Loan from Axis Bank Ltd (Secured against Hypothecation of Motor Car) (Repayable in 60 monthly instalments commencing from 15th April 2012. Last instalment due on 15th March 2017 & Rate of interest is 11.05% p.a. as at year end.)	487,244	575,622
	<u>3,255,500</u>	<u>2,224,501</u>
NOTE 4: LONG TERM PROVISIONS		
Gratuity Payable	<u>36,058</u>	<u>36,058</u>
NOTE 5: SHORT TERM BORROWINGS		
Unsecured Loans Received (Including interest thereon)	<u>304,224,088</u>	<u>202,867,950</u>
NOTE 6: TRADE PAYABLES		
For Construction Materials & Services	15,291,968	2,905,898
Others	<u>10,474,000</u>	-
	<u>25,765,968</u>	<u>2,905,898</u>
NOTE 7: OTHER CURRENT LIABILITIES		
Current Maturity of Long Term Debt	1,008,375	817,519
Share Application Money Refundable	16,035,000	11,500,000
Advances Received against Loan		
From Related Parties	44,865,380	45,872,000
Subscribers	8,030,000	-
Others	<u>19,362,130</u>	-
Advances Received from Customers	84,348,118	<u>41,860,333</u>
Liability For Expenses	123,018,777	37,000,000
Liability For Statutory Payment	2,137,980	930,500
Interest Accrued but not due on Long Term Borrowings	2,934,329	591,318
Share of Loss Payable to Partnership Firms LLP	-	2,553
On current account from Partnership Firm LLP in which company is partner	81,728	-
Due to Co-Franchisee	52,580,497	12,570,538
Due to Co-Franchisee	1,496,154	1,038,524
Security & Other Deposits	<u>13,387,671</u>	<u>18,435,377</u>
	<u>277,405,915</u>	<u>167,457,373</u>

REGENT HIRISE PVT LTD

REGENT HIRISE PVT. LTD.

REGENT HIRISE PRIVATE LIMITED.

NOTE 8: FIXED ASSETS.

DESCRIPTION	GROSS BLOCK				DEPRECIATION			AS ON 31.03.2013	AS ON 31.03.2012	
	AS ON 31.04.2012	ADDITION DURING THE YEAR	DEDUCTION DURING THE YEAR	TOTAL	AS ON 01.04.2012	FOR THE YEAR	ADJUSTMENT FOR SALES DURING THE YEAR			TOTAL
Computer	570,787	534,440	-	895,227	325,105	150,785	485,697	413,300	210,650	
Office Equipment	181,032	10,580	-	191,612	40,852	20,756	101,607	150,100	100,180	
Furniture & Fixtures	100,025	170,025	-	270,050	142,303	80,358	330,371	540,179	458,002	
Motor Car	5,775,007	5,232,331	-	11,007,338	1,650,159	1,236,163	3,076,321	6,336,487	2,923,419	
General	140,319	-	-	140,319	63,820	10,119	63,701	72,903	72,116	
Fire Machine	11,322	-	-	11,322	7,390	548	7,938	11,909	3,524	
Airconditioning Machines	505,200	-	-	505,200	216,288	40,808	256,076	251,324	29,752	
Neon Sign Board	70,312	-	-	70,312	34,375	4,569	38,944	30,029	18,927	
Plant & Machinery	-	120,443	-	120,443	-	4,105	116,338	-	-	
TOTAL	7,576,601	3,377,234	-	11,753,835	2,647,764	1,571,424	4,264,015	7,480,617	3,186,817	
Figures for the previous Yr	7,003,181	1,165,987	385,247	7,676,801	1,819,709	1,253,026	284,525	6,188,817	2,973,480	

REGENT HIRISE PVT. LTD. REGENT HIRISE PVT. LTD.

(Signature)

DIRECTOR / AUTHORISED SIGNATORY

DIRECTOR / AUTHORISED SIGNATORY

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REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31st March 2013

AS AT 31.3.2013

AS AT 31.3.2012

NOTE 9: NON CURRENT INVESTMENTS

(Long Term, For Trade)

As per Balance Sheet	TOTAL - A	4,784,150	4,204,430
(a) In Capital of Partnership (PVT)			
Safar Heritage Developers:		10,000,000	10,000,000
Safar Nirman:		225,000	225,000
Syham Estate Developers		150,000	150,000
Sherwood Estate Developers		75,000	75,000
Gaan Oak Developers		23,360	33,350
	TOTAL-B	10,539,360	10,533,350
(ii) In Capital of Limited Liability Partnership			
APW Ummak Consortium LLP		5,000,000	-
NBR Projects LLP		500,000	-
Gokul Dhara Nirman LLP		3,435,000	-
Chattampi Ummak Cayaspe LLP		125,000	125,000
	TOTAL-C	7,520,000	125,000
	TOTAL - (A+B+C)	22,828,110	18,964,770

NOTE: - The Company was holding 3,43,500 shares of M/S Gokuldhara Nirman Pvt Ltd, which was converted into 'Gokul Dhara Nirman LLP' with effect from 12-4-2012 and the Company became a Partner in the aforesaid LLP in lieu of its shareholding.

NOTE 10: LONG TERM LOANS & ADVANCES

Security Deposit Given	1,267,220	1,163,755
Income Tax Refundable	19,730	19,730
Excess Payment of TDS	7,599	7,599
Income Tax Payments	1,811,166	204,558
MAT Credit Available	63,424	223,801
Prepaid Expenses	117,568	28,200
	<u>3,396,716</u>	<u>2,567,610</u>

NOTE 11: DEFERRED TAX ASSETS

Due to timing difference on account of Depreciation	109,241	121,035
Due to Unabsorbed Losses under Income Tax Act	-	167,669
Due to Expenses allowable on payment basis	57,858	58,541
	<u>237,100</u>	<u>379,675</u>

NOTE 12: INVENTORIES

Constructed stock	14,081,500	97,500
Land & Construction Work in Progress	243,243,011	69,726,485
	<u>257,324,511</u>	<u>69,783,985</u>

REGENT HIRISE PVT. LTD. REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR / AUTHORISED SIGNATORY

[Signature]
DIRECTOR / AUTHORISED SIGNATORY

24

REGENT HIRISE PRIVATE LTD.

Notes annexed to & forming part of the Accounts as at 31-st March, 2013

	AS AT 31.3.2013	AS AT 31.3.2012
NOTE 13: TRADE RECEIVABLES		
<u>(Unsecured, considered good)</u>		
Outstanding for a period		
More than six months	414,877	169,167
Less than six months	214,357	421,987
	<u>629,234</u>	<u>591,154</u>
NOTE 14: CASH & BANK BALANCES		
Cash & Cash Equivalent		
Cash in Hand	188,304	10,791
Balances with Banks in Current Account	2,897,414	1,577,654
Other Bank Balances in Fixed Deposit	211,112	211,112
	<u>3,296,830</u>	<u>2,100,557</u>
NOTE 15: SHORT TERM LOANS & ADVANCES		
Unsecured Loans given to Related Parties (Considered Good)	72,547,576	150,713,669
Advances given against (and Unsecured, Considered Good)		
to Related Parties		
Subsidiaries	44,411,307	53,656,387
Directors	-	587,344
Other Private Companies in which Directors are interested as director or member	175,437,840	42,778,046
to Other Parties	20,000,000	49,230,000
Other Advances given	9,333,656	9,130,854
Service Tax Credit Receivable	604,044	-
Security Deposit Given	11,771,895	10,000,000
Share Application Money Paid	205,959,000	-
Due from Co-Developers	5,021,385	289,269
	<u>569,166,386</u>	<u>312,383,769</u>
NOTE 16: OTHER CURRENT ASSETS		
Share of Profit receivable from Partnership firm/LLP	20,420	5,993
On current account from Partnership firm/LLP in which company is partner	214,213,512	30,168,500
Deposit Against Development Rights	101,116,837	96,158,315
Prepaid Expenses	110,814	16,754
	<u>315,481,583</u>	<u>328,329,162</u>

REGENT HIRISE PVT. LTD.

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DIRECTOR / AUTHORIZED SIGNATORY

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07/03/13

Asst.

REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2013

	AS AT 31.3.2013	AS AT 31.3.2012
NOTE 17: REVENUE FROM OPERATIONS		
Sales of Completed Works		3,608,821
NOTE 18: OTHER INCOME		
Share of Profit/Loss from Partnership/LLP (NET)	1,236,356	13,312,187
Warranty Reserve		
On Loans	9,778,850	9,485,275
On Capital or Partnership Fund	3,948,270	1,801,773
On L.T. Refund		12,571
Others	(2,744,180)	3,176
		11,307,695
Profit on Sale of Investments		1,020,570
Profit on Sale of Fixed Assets		51,376
Miscellaneous Incomes	3,350	61,783
	14,042,728	26,514,057
NOTE 19: CONSTRUCTION & SITE EXPENSES		
Advertisement & Promotional Expenses	1,442,702	192,852
Architect Fees	3,701,293	1,249,352
Engineers	684,644	1,250,000
Civil Work & Works-Contract	22,771,807	1,559,920
Compensation for surrender of tenancy rights	500,000	-
Corporation fees & Other Taxes		1,543,205
Consumption of Materials & other cost incurred	30,750,057	2,246,324
Conveyance & Car Hire Expenses	152,362	116,108
Donation	11,750	3,850
Drainage	735,560	-
Electric Materials & Charges	334,907	109,986
General Expenses	79,512	98,216
Labour Cost	1,748,917	-
Labour Charges	362,526	160,337
Development Rights	30,375,000	-
Legal & Professional Fees	425,349	608,167
Motor Pump	62,837	41,603
Office Misc. Expenses	230,048	24,563
Printing & Stationery	36,886	24,178
Firm Media Expenses	243,259	-
Plaster of Paris	8,307	40,374
Planning & Surveying Materials	255,857	138,209
Rates & taxes	157,050	164,829
Routine & Maintenance Charges	9,181	5,000
Security Service Charges	625,305	531,052
Sanction Fees	35,953,674	-
Survey Charges	43,000	1,331
Search Expenses	7,300	6,257
Battery Allowance	3,237,338	-
Service Charges	4,452	22,382
Tea & Tiffin Expenses	25,402	3,288
Telephone Expenses	11,921	7,389
Travelling Charges	101,559	177,361
Water Proofing Treatment		10,710
Share of Expenses in Joint Projects	1,418,065	2,103,417
	127,181,947	17,235,388

REGENT HIRISE PVT. LTD.

L. S. Anwar

DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PVT. LTD.

Kamran Anwar

DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 of March, 2013

	AS AT 31.3.2013	AS AT 31.3.2012
NOTE 20: INCREASE / (DECREASE) IN INVENTORY		
Inventory at close of year	207,324,314	85,783,500
Inventory at beginning of year	15,700,885	30,909,317
Less: Transfer to Administrative Offices	<u>(89,783,885)</u>	<u>(11,250,000)</u>
	<u>132,241,314</u>	<u>74,439,817</u>
NOTE 21: EMPLOYEE BENEFIT EXPENSE		
Salaries, Bonus & Advances	7,391,180	5,890,137
Contribution to Provident Fund	154,323	85,057
Staff Welfare Expenses	8,117	52,185
Directors Remuneration	4,256,000	4,110,000
	<u>11,789,620</u>	<u>10,097,379</u>
NOTE 22: FINANCE COST		
Interest Paid		
On Unsecured Loans	26,047,315	11,207,067
On Late Payment of TDS	12,211	-
Asset Finance Charges	332,768	284,031
Brokerage	812,785	154,617
Loan Processing Charges	6,740	-
	<u>31,535,899</u>	<u>11,645,715</u>
NOTE 23: ADMINISTRATIVE EXPENSES		
Telephone Expenses	420,426	305,412
Electricity Charges	320,910	345,150
Rent	1,986,748	2,085,800
Rates & Taxes	299,577	55,718
Bank Charges	6,875	2,110
Printing & Stationery	181,836	82,952
Travelling & Conveyance	1,107,000	914,410
Vehicle Running & Maintenance Expenses	241,754	280,267
Legal & Professional Charges	633,353	552,085
Insurance	78,056	83,881
Repair & Maintenance	52,064	57,274
Computer Running & Maintenance	29,306	30,506
Car Hire Charges	360,000	270,000
Software Expenses	2,300	28,900
Subscription	77,156	77,557
Miscellaneous Expenses	53,768	14,310
Payment to Auditors		
Audit Fees	112,350	112,350
For Tax Audit	20,050	28,090
For Taxation Services	38,825	38,809
For other Services	4,485	4,412
Advertisement & Sales Promotion Expenses	280,291	2,115,556
Seminar, Conferences & Training Expenses	30,000	-
Bonus Balance written off (Net)		10
Donations	1,101,375	6,375
	<u>7,633,539</u>	<u>7,428,156</u>

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REGENT HIRISE PRIVATE LIMITED

REGENT HIRISE PVT. LTD. ACCOUNTING POLICIES

- ii. The Accounts are prepared on historical cost convention basis following annual basis of accounting and in accordance with the requirements of Companies Act, 1956. The Company is a Small & Medium Sized Company (SMC) as defined in Companies Accounting Standards, Rules 2014 and accordingly the accounts has been drawn in conformity with Accounting Standards as applicable to a SMC.
- iii. **Use of Estimates**
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Any revision to accounting estimates is recognized prospectively in accordance with applicable accounting standards.
- iv. **Fixed Assets & Depreciation**
Fixed Assets are stated at cost of acquisition less accumulated depreciation. Depreciation is provided on written down value method at the rates & in the manner specified in Schedule XIV to the Companies Act, 1956.
- v. **Investments**
Investments are classified into current and long term investments. Current investments are stated at lower of cost and fair value on individual basis. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of Long Term Investments.
- vi. **Inventories**
 - a) Inventory of Land is valued at cost. Cost includes acquisition price, registration & legal expenses incurred in relation to acquisition.
 - b) Inventory of Construction Work-in-Progress is valued at cost. Cost consists of cost of land, construction cost incurred, attributable overheads and estimated proportionate share of indirect overhead expenses.
 - c) Constructed space remaining unsold after completion of the project is valued at lower of cost or estimated realizable value.
- vii. **Profit/Loss from Partnership Firm**
Share of Profit/Loss from Partnership firm is accounted for in respect of financial year of the firm ending on or before the Balance Sheet date on the basis of their audited/modified accounts as the case may be.
- viii. **Revenue Recognition**
 - a) Company follows the completed contract/project method of accounting for revenues and costs for Substantial Buildings under construction.
 - b) Revenue on Sales is recognized at the point of issue of notice of possession or handing over the possession of the apartments/spaces, whichever is earlier.
- ix. **Benefits to employees**
 - a) Short term Fringe benefits to employees like Bonus and Leave Pay etc. are accounted for on payment basis.
 - b) Liability of accrued gratuity is recognized when the employee completes 5 years of service.
- x. **Borrowing Cost**
Interest and other borrowing cost attributable to qualifying assets (including projects undertaken for sale) are allocated as part of the cost of construction/development of such assets. The borrowing cost incurred during the period in which activities, necessary to prepare the assets for their intended use or sale, are in progress, are allocated as aforesaid. No cost are allocated once all such activities are substantially complete. All other borrowing costs are charged to the Profit and Loss Account.
- xi. **Taxes on Income**
Current Tax in respect of taxable income is provided for the year based on applicable tax rates and laws. Deferred tax is recognized for all timing differences subject to the consideration of avoidance using tax rates and laws that have been enacted or substantially enacted by the Balance Sheet date.
- xii. **Joint Projects**
Expenditures & revenues on the projects incurred jointly with other parties are shared in the proportion of respective shares. Company's share in revenue expenditures and income is charged to Profit & Loss Account under relevant heads. Assets, Advances & Liabilities related to project are accounted for at gross value, till the account is fully settled among the co-developers.

REGENT HIRISE PVT. LTD.


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REGENT HIRISE PRIVATE LIMITED

NOTE 15: ADDITIONAL INFORMATION & DISCLOSURE

ii) Amounts paid/amount received on account of
 (a) Amounts received by bank on behalf of Company to Muzibi High Court at Calcutta for Rs. 3,00,000/- in the matter of demand of Rs. 4,20,770/- made by Kolkata Municipal Corporation on account of Consumer Development fees in respect of Cama Street project started by the Company against which the bank has a time barred deposit of Rs. 2,11,112/- of the company and filed dupliat of Rs. 1,00,000/- of Co promoter.

(b) Company received on the shares already sold by the company (Rs. 2,150/-)

(c) Company did not have any debt amounting to Rs. 50,000/- against which the Company has preferred an appeal before State Consumer Dispute Redressal Commission, West Bengal.

iii) Information pursuant to Section 212 (f) of the Companies Act 1956 relating to subsidiary company :-

	Doyan Vinnay Pvt Ltd	Kotank Nirman Pvt Ltd	Siddhi Promoters Pvt Ltd
(a) Name of the Subsidiary Company			
(b) Paid-Up Capital	Rs. 1,00,000/-	Rs. 1,00,000/-	Rs. 1,00,000/-
(c) Reserves	Rs. 8,95,875/-	Rs. 1,33,025/-	Rs. 23,04,534/-
(d) Total Assets	Rs. 202,00,000/-	Rs. 261,58,990/-	Rs. 110,03,220/-
(e) Total Liabilities	Rs. 252,59,625/-	Rs. 261,48,022/-	Rs. 110,05,325/-
(f) Investment in Subsidiary Company	Rs. 1,00,000/-	Rs. 1,00,000/-	Rs. 1,00,000/-
(g) Turnover	NIL	NIL	Rs. 330,00,000/-
(h) Profit before Taxation	Rs. (-) 16,775/-	Rs. (-) 73,484/-	Rs. 34,08,463/-
(i) Provision for Taxation	NIL	NIL	Rs. 10,75,000/-
(j) Profit after Taxation	Rs. (-) 16,775/-	Rs. (-) 73,484/-	Rs. 23,33,463/-

iv) Due from/ to Co-Developers (NOTE 7 & 15) represents the amounts receivable or due as contribution/reimbursement towards the cost incurred but does not include the Company's share of difference between project liabilities & projects assets.

v) The debit and credit balances of various parties included under Sundry Debtors, Other current assets, Loan & Advances and Current Liabilities in the Balance sheet are as per company's books of accounts and subject to confirmation from parties and reconciliation.

vi) There are no Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as on 31st March, 2013. The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2008 has been determined to the extent such parties have been identified on the basis of information available with the company.

	31.03.2013	31.03.2012
vii) <u>Earnings per share</u>		
a) Net profit / (loss) after Tax (In Rs.)	1,539,032	14,100,027
b) Weighted Average no of Equity Shares	911,653	866,620
c) Earning Per Share- Basic & Diluted (In Rs.)	1.69	16.26

viii) The Company has received, upon subdivision, 600 equity shares of Rs. 2/- each fully paid up in HDFC Bank Ltd, against 100 shares of Rs. 10/- each, earlier sold by the Company. The dividend received on such shares by the Company is included in "Miscellaneous Income" under Note No. 18 above.

ix) The figures have been rounded off to the nearest rupee and the previous year's figures have been rearranged and regrouped whenever it was necessary to make them comparable.

x) Expenses incurred in Foreign Currency

	31.03.2013	31.03.2012
Construction & Site Expenses (Architectural Fees)	5,332,217	687,057
Travelling Expenses	315,538	674,630
Purchase of Furniture	84,105	-

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REGENT HIRISE PRIVATE LIMITED

NOTE 26. ADDITIONAL INFORMATION & DISCLOSURES (Contd.)

iv) Details of members of consortium in Pakistan:

Name of Firm	Name of Partner	Share of Partner (%)	Capital in US\$
A) Sajan Estates Developers	i) Sajan Realty Ltd	50.00%	40,000,000
	ii) Regent Hirise Pvt. Ltd.	12.50%	10,000,000
	iii) Patcorp Construction Pvt Ltd	12.50%	10,000,000
	iv) Neelam Hirise Pvt. Ltd.	25.00%	20,000,000
			<u>80,000,000</u>
B) Sayegh Nimar	i) Regent Hirise Pvt. Ltd.	45.00%	225,000
	ii) Hitesh Varthan Patodia	2.50%	12,500
	iii) Raj Varthan Patodia	2.50%	12,500
	iv) Suyam Sundar Agarwal	12.50%	62,500
	v) Pawanrajesh Agarwal	12.50%	62,500
	vi) Pawan Kumar Agarwal	12.50%	62,500
	vii) Vinod Kumar Agarwal	12.50%	62,500
			<u>500,000</u>
C) Sivan Estate Developers	i) Robert Hirise Pvt. Ltd.	15.00%	150,000
	ii) P.S. Group Realty Ltd.	27.75%	277,500
	iii) Sancheti Highrise Pvt. Ltd.	3.25%	32,500
	iv) Amisha Kadirwal	4.00%	40,000
	v) Patcorp Construction Pvt Ltd	15.00%	150,000
	vi) Abhinavji Maneshwarji	4.00%	40,000
	vii) Galaxy Projects Ltd	25.00%	250,000
		<u>1,000,000</u>	
D) Sherwood Estate Developers	i) Ayush Poddar	5.00%	50,000
	ii) S.P. Kriptra (India) Ltd.	3.00%	30,000
	iii) Dhanashri Poddar	6.00%	60,000
	iv) Dharmaboli Gita Niman Pvt Ltd	10.00%	100,000
	v) Hitesh Varthan Patodia	3.75%	37,500
	vi) Khada Merchandise Pvt Ltd	3.00%	30,000
	vii) Nisha Estates Pvt Ltd	3.00%	30,000
	viii) Pradeep Kumar Choora	3.00%	30,000
	ix) PS Group Realty Ltd	17.50%	175,000
	x) Raj Varthan Patodia	3.75%	37,500
	xi) Regent Hirise Pvt Ltd	7.50%	75,000
	xii) Santosh Kumar Dugar	3.25%	32,500
	xiii) Shree Mercantile Pvt Ltd	3.00%	30,000
	xiv) Sajan Realty Ltd	25.00%	250,000
	xv) Surendra Kumar Dugar	2.25%	22,500
	xvi) Transil Commercial Pvt Ltd	3.00%	30,000
			<u>1,000,000</u>
E) Green Oaks Developers	i) Patcorp Construction Pvt Ltd	18.67%	63,350
	ii) PS Group Realty Limited	25.00%	125,000
	iii) Sancheti Projects Private Limited	6.33%	41,650
	iv) Unique Group Realty Ltd	33.33%	185,350
	v) Regent Hirise Pvt Ltd	15.67%	85,350
		<u>500,000</u>	

REGENT HIRISE PVT. LTD.

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REGENT HIRISE PVT. LTD.

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REGENT HIRISE PRIVATE LIMITED

NOTE 25: RELATED PARTY INFORMATION & DISCLOSURES

(a) Related Party Disclosures with Summary:

- A) Names of related parties & relationship of related party: As per Note No. B)
 B) Transactions with related parties as defined above:

Balance Sheet Head	Subsidiaries	Partnership firms in which company is partner	Enterprises where significant influence exists	Key Management Personnel	Parties with Key Management Personnel
Remuneration & Benefits	(-)	(-)	(-)	4,265,500 (4,116,500)	(-)
Rent Paid	(-)	(-)	240,000 (160,000)	(-)	(-)
CU Hire Charge Paid	(-)	(-)	(-)	(-)	160,000 (170,000)
Interest Paid	(-)	2,944,270 (1,481,773)	9,799,800 (8,485,278)	(-)	(-)
Contribution as Capital	(-)	7,486,008	(-)	(-)	(-)
Share of Profit	(-)	1,295,216 (13,512,157)	(-)	(-)	(-)
Sale of Fixed Assets	(-)	(-)	(14,400)	(-)	(-)
Sale/Conversion of Investments	(-)	3,495,000 (-)	(-)	(-)	(-)
Purchase of Investments	(-)	(-)	(-)	(200,000)	(-)
Loans & Advances Taken	3657000 (750,000)	63950000 (72,615,976)	129159668 (9,750,000)	18243000 (23,921,000)	8253000 (4,000,000)
Repayment of Loans & Adv. Taken	28550000 (750,000)	96178638 (77,055,000)	94432668 (7,250,000)	18317000 (22,789,000)	6038000 (1,000,000)
Project Exp incurred for Co-Promoters	(-)	(-)	9823715 (5,689,524)	(-)	(-)
Advance received from Co-Promoters	(-)	(-)	9671912 (5,689,036)	(-)	(-)
Project Exp incurred by Co-Promoters	(-)	(-)	1139857 (798,225)	(-)	(-)
Advances given to Co-Promoters	(-)	(-)	980299 (477,589)	(-)	(-)
Loans & Advances Given	33337000 (17,007,367)	400244069 (17,608,230)	218097118 (280,367,434)	8052790 (41,580,104)	(-) (46,700)
Repayment of Loans & Adv. given	6882000 (4,250,000)	4388503 (16,167,098)	199403865 (198,180,371)	8733406 (41,047,690)	46,700 (-)
Balances outstanding at the year end	6030000 (-)	62580497 (12,970,631)	41737000 (41,547,363)	1242264 (2,942,102)	1675525 (2,000,000)
Receivable (Net)	44611387 (33,666,367)	214213512 (43,833,903)	247986218 (193,733,062)	(-) (540,544)	(-) (46,700)

30, Chitranjan Avenue
Kolkata - 700 012

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

Dated the 02nd day of September, 2018

REGENT HIRISE PVT. LTD.

[Signature]

Signed for Identification
For: M. M. CHOPRA & CO
Chartered Accountants

[Signature]
(A. W. BHATT)
PARTNER

[Signature]

REGENT HIRISE PRIVATE LTD

ANNEXURE 'A' OF INVESTMENT IN EQUITY INSTRUMENTS

	AS AT 31.3.2013		AS AT 31.3.2012	
<u>(Unquoted, Fully paid up Equity Shares of RS. 10/- each)</u>	<u>No. of Shares</u>	<u>Amount</u>	<u>No. of Shares</u>	<u>Amount</u>
Subsidiary Companies				
Cooper Winery Pvt Ltd	10,000	100,000	10,000	100,000
Cooper Industries Pvt Ltd	10,000	100,000	10,000	100,000
Koushik Nirmal Pvt Ltd	10,000	100,000	10,000	100,000
TOTAL (A)	30,000	300,000	30,000	300,000
Associate				
Greenfield Narmad Pvt. Ltd	-	-	34,950	3,49,504
Pragati Varjya Pvt. Ltd.	2500	25,000	2500	25,000
Kalvatech Properties Pvt. Ltd	5000	50,000	5000	50,000
Alkan Promoters Pvt. Ltd	900	9,000	900	9,000
Jyashree Highrise Pvt. Ltd.	900	9,000	900	9,000
Greenfield Highrise Pvt. Ltd.	900	9,000	900	9,000
HVRV Housing Pvt. Ltd	100	1,000	100	1,000
Key Vee Projects Pvt. Ltd.	1000	10,000	1000	10,000
Koushik Builders Pvt. Ltd.	900	9,000	900	9,000
Walden Merchants Pvt. Ltd	-	-	1667	16,670
Star Plaza Pvt. Ltd	17500	175,000	17500	175,000
Alkan Tie Up P. Ltd	4500	45,000	4500	45,000
Accord Comtrade P. Ltd.	4500	45,000	4500	45,000
Arion Supplies P. Ltd	4500	45,000	4500	45,000
Alkan Tie Up P. Ltd.	4500	45,000	4500	45,000
Arion Tie Up P. Ltd.	4500	45,000	4500	45,000
Arion Vindam P. Ltd.	4500	45,000	4500	45,000
Arion Trades P. Ltd.	4500	45,000	4500	45,000
Arion Commercial P. Ltd.	4500	45,000	4500	45,000
Arion Vapeer P. Ltd.	4500	45,000	4500	45,000
Dhar Varjya P. Ltd.	4500	45,000	4500	45,000
Bajaj Merchants P. Ltd.	4500	45,000	4500	45,000
Blueberry Commercial P. Ltd	4500	45,000	4500	45,000
Bhaktar Varjya P. Ltd.	4500	45,000	4500	45,000
Banview Marketing P. Ltd.	4500	45,000	4500	45,000
Bhawanee Tie Up P. Ltd	4000	40,000	4000	40,000
Shri. Dattatreya P. Ltd.	4500	45,000	4500	45,000
Bateel Commercial P. Ltd	4500	45,000	4500	45,000
Brijoddy Ventures P. Ltd	4500	45,000	4500	45,000
Caricade Varjya P. Ltd	4500	45,000	4500	45,000
Chaitanya P. Ltd	4500	45,000	4500	45,000



REGENT HIRISE PVT. LTD.

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REGENT HIRISE PVT. LTD.

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REGENT HIRISE PRIVATE LTD

ANNEXURE 'A' OF INVESTMENT & EQUITY INSTRUMENTS Contd.

	AS AT 31.3.2015		AS AT 31.3.2017	
<u>(In Lakhs, Fully paid up Equity Shares of Rs. 10/- each)</u>	<u>No. of Shares</u>	<u>Amount</u>	<u>No. of Shares</u>	<u>Amount</u>
Charm Daniels P. Ltd.	4000	40,000	4000	40,000
Chirakut Dairy P. Ltd.	4000	40,000	4000	40,000
Crazy Diamonds P. Ltd.	4500	45,000	4500	45,000
Cuba Commercial P. Ltd.	4000	40,000	4000	40,000
Daisy Sweets P. Ltd.	4000	40,000	4000	40,000
Datta Vamsy P. Ltd.	4500	45,000	4500	45,000
Dolphin Dealers P. Ltd.	4500	45,000	4500	45,000
Drum Dealers P. Ltd.	4500	45,000	4500	45,000
Energy Tie Up P. Ltd.	4500	45,000	4500	45,000
Fairplay Merchants P. Ltd.	4500	45,000	4500	45,000
Federal Distributors P. Ltd.	4500	45,000	4500	45,000
Floor Dealers P. Ltd.	4500	45,000	4500	45,000
Futurack Commercial P. Ltd.	4500	45,000	4500	45,000
Grasshouse Traders P. Ltd.	4500	45,000	4500	45,000
Golden Vitrade P. Ltd.	4500	45,000	4500	45,000
Goodlife Tradellers P. Ltd.	4500	45,000	4500	45,000
Greenline Commodities P. Ltd.	4500	45,000	4500	45,000
Highway Merchants P. Ltd.	4500	45,000	4500	45,000
Hires Commercial P. Ltd.	4500	45,000	4500	45,000
Ice Vastya P. Ltd.	4500	45,000	4500	45,000
Idel Commercial P. Ltd.	4500	45,000	4500	45,000
Imperial Vitrade P. Ltd.	4500	45,000	4500	45,000
Impress Vitrade P. Ltd.	4500	45,000	4500	45,000
Jeev Dealers P. Ltd.	4500	45,000	4500	45,000
Jubal Vitrade P. Ltd.	4500	45,000	4500	45,000
Jubil Agencies P. Ltd.	4000	40,000	4000	40,000
Lada Agencies P. Ltd.	4500	45,000	4500	45,000
Lovely Traders P. Ltd.	4500	45,000	4500	45,000
Maar Merchants P. Ltd.	4500	45,000	4500	45,000
Maha Traders P. Ltd.	4500	45,000	4500	45,000
Mocody Vitrade P. Ltd.	4000	40,000	4000	40,000
Muniview Traders P. Ltd.	4500	45,000	4500	45,000
Narmada Tie Up P. Ltd.	4500	45,000	4500	45,000
Network Traders P. Ltd.	4500	45,000	4500	45,000
News Vanya P. Ltd.	4500	45,000	4500	45,000
Regent Vitrade P. Ltd.	4500	45,000	4500	45,000

REGENT HIRISE PVT. LTD.

L. Raju Reddy

REGENT HIRISE PRIVATE LIMITED

For Regent Hirise Private Limited & Co.

K. Srinivas Reddy

REGENT HIRISE PRIVATE LIMITED

REGENT HIRISE PRIVATE LTD.

ANNEXURE 'A' OF INVESTMENT IN EQUITY INSTRUMENTS

	AS AT 31.3.2013		AS AT 31.3.2012	
	No. of Shares	Amount	No. of Shares	Amount
Unquoted Fully paid up Equity Shares of Rs. 10/- each				
Cap Trade P Ltd.	4500	45,000	4500	45,000
Case Vyapaar P Ltd.	4500	45,000	4500	45,000
Chitra Commodities P Ltd.	4500	45,000	4500	45,000
Chitra Commercial P Ltd.	4500	45,000	4500	45,000
Chitra Dealers P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Commercial P Ltd.	4500	45,000	4500	45,000
Chitra Distributors P Ltd.	4500	45,000	4500	45,000
Chitra Dealers P Ltd.	4500	45,000	4500	45,000
Chitra Commercial P Ltd.	4500	45,000	4500	45,000
Chitra Traders P Ltd.	4000	40,000	4000	40,000
Chitra Vyapaar P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4000	40,000	4000	40,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Sales Agencies P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Bazar P Ltd.	4000	40,000	4000	40,000
Chitra Commodities P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Dealers P Ltd.	4000	40,000	4000	40,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Vincom P Ltd.	4500	45,000	4500	45,000
Chitra Traders P Ltd.	4500	45,000	4500	45,000
Chitra Bazar P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Traders P Ltd.	4500	45,000	4500	45,000
Chitra Commodities P Ltd.	4500	45,000	4500	45,000
Chitra Commodities P Ltd.	4500	45,000	4500	45,000
Chitra Merchants P Ltd.	4500	45,000	4500	45,000
Chitra Vincom P Ltd.	4500	45,000	4500	45,000
Chitra Vintrade P Ltd.	4500	45,000	4500	45,000
Chitra Dealers P Ltd.	4500	45,000	4500	45,000

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR

REGENT HIRISE PRIVATE LTD

ANNEXURE 'A' OF INVESTMENT IN EQUITY INSTRUMENTS ...Contd.

AS AT 31.3.2013

AS AT 31.3.2012

(Unquoted, Fully paid up Equity Shares of Rs. 10/- each)

	<u>No. of Shares</u>	<u>Amount</u>	<u>No. of Shares</u>	<u>Amount</u>
Vishnu Vignaya P Ltd	4500	45,000	4500	45,000
Vigneshwar Vignaya P Ltd	4500	45,000	4500	45,000
Vignesh Vignaya P Ltd	4500	45,000	4500	45,000
Wonderland Agencies P Ltd	4500	45,000	4500	45,000
Panchsri Realtors (P) Ltd	5000	50,000	5000	50,000
TOTAL (a)	488250	4,884,750	638417	6,385,420
TOTAL (a+b)	488250	4,884,750	638417	6,385,420

REGENT HIRISE PVT. LTD.

L. Anwar
DIRECTOR / AUTHORISED SIGNATORY

REGENT HIRISE PVT. LTD.

Kumar...
DIRECTOR / AUTHORISED SIGNATORY

Asst



REGENT HIRISE PRIVATE LTD

ANNEXURE - II OF NAMES OF RELATED PARTIES & DESCRIPTION OF RELATIONSHIP

- ii) Key Management Personnel
Biswajit Mondal Parodia
Sri Ganesh Prasad Parodia
Sri Hari Vardhan Parodia
Sri Ganesh Prasad Parodia
Sri Ganesh Prasad Parodia
- iii) Subsidiary Companies
Gyan Nirman Private Limited
Sugam Promoters Pvt Ltd
Kosha Nirman Pvt Ltd
- iv) Related to Key Managerial Personnel:
Sri Hari Vardhan Parodia (HUF)
Sri Ganesh Prasad Parodia (HUF)
- v) Partnership firms/LLPs in which company and/or Key Managerial personnel are partners
Shikha Eco Estate Developers
Sriam Heritage Developers
Surya Nirman
Surya Estate Developers
Green Oaks Developers
Chandraya Unimark Cityscape LLP
ANW Unimark Consortium LLP
HBR Projects LLP
Gokul Dham Nirman LLP
- vi) Enterprises where significant influence exists
Regent Motora Pvt Ltd
Jaanee Vasthaya Pvt Ltd
Egadia Develop Pvt Ltd
KDD Enterprises Pvt Ltd
Data Data Nirman Private Limited
Harkesh Ventures Private Limited
Aman Plaza Pvt Ltd
Aman Promoters Pvt Ltd
Ayushman Plaza Pvt Ltd
Evergreen Facade Pvt Ltd
Gandee Enclave Pvt Ltd
Imagine Plaza Pvt Ltd
Maha Nirman Pvt Ltd
Dulook Promoters Pvt Ltd
Parasmani Projects Pvt Ltd
Realtime Enclave Pvt Ltd
Sigma Plaza Pvt Ltd
Shaktik Properties Pvt Ltd
Starwin Properties Pvt Ltd
Vasude Infra Properties Pvt Ltd
Soyog Properties & Traders Private Limited
Parodi Construction Private Limited
Gokul Dham Nirman Pvt Ltd
Kevindack Properties Private Limited
Artiano Terrace Pvt Ltd
Ayushman Heights Pvt Ltd
Candela Plaza Pvt Ltd
Candela Promoters Pvt Ltd
Candy Towers Pvt Ltd
Crown Towers Pvt Ltd
Dejasa Towers Pvt Ltd

REGENT HIRISE PVT. LTD.

[Signature]
DIRECTOR / AUTHORISED SIGNATORY



[Signature]
DIRECTOR / AUTHORISED SIGNATORY

[Signature]
DIRECTOR / AUTHORISED SIGNATORY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
 Pousa Bhavani, Block PD-15A, 4th Floor, Sector - III,
 Salt Lake, Kolkata - 700 106
 Telefax No- 033 2337 0268
 Website - www.environmentwb.gov.in

Date: 25/06/2014

Sl. No. 300/1026/2012

M/s. Anant Shri Subhrajit Trust
 Plot No. 15/15, Manikata Main Road,
 KMC Ward No. 13, PS - Manikata, Kolkata - 700 054

Environmental Clearance for the Proposed Residential Complex by M/s. Anant Shri Subhrajit Trust at Plot No. 15/15, Manikata Main Road, KMC Ward No. 13, PS - Manikata, Kolkata - 700 054.

In reference to your application dated 07/04/2012 and subsequent communications for Environmental Clearance for the Proposed Construction of Residential Complex by M/s. Anant Shri Subhrajit Trust at Plot No. 15/15, Manikata Main Road, KMC Ward No. 13, PS - Manikata, Kolkata - 700 054.

The proposal has been examined and processed in accordance with EIA Notification, of 2006. It is noted that the proposed proposal is for construction of a residential complex comprising a front residential building of 125 units and a rear Block of B+C-7 tiered building of total no. of tenements = 68.

It is noted that the salient features of the project, for which Environmental clearance has been granted are as follows:

Land Area	: 7,468.87 sq.m. (Total area as per ILCR 7,998.00 sq.m., Grilled land- 521.75 sq.m.)
Population	: Fixed - 408 persons, Floating - 373 persons
Land use requirement	: 64 kh.D (during operation)
Water requirement	: 74 kh.D (KMC supply)
Wastewater generated	: 60 kh.D (to be treated in STP)
Storm water discharged	: 47 kh.D (to be discharged to KMC sewer)
Wastewater recycled	: 10 kh.D (to be used for car washing, landscaping etc.)
Waste generated	: 265.5 kg. per day (through KMC disposal system)
Total Built-up Area	: 28,146.59 sq.m. (including parking)
Open Area	: 5,359.06 sq.m. (45.37% of land area)
Roof Area	: 1,356.62 sq.m. (18.16% of land area)
Open Area	: 944.81 sq.m. (12.64% of land area)
Impervious Area	: 2,280.785 sq.m. (30.54% of land area)
Permeable Area	: 1,829.025 sq.m. (24.40% of land area)
Impervious Area	: 1,808.38 sq.m. (24.21% of land area)

Anant Shri Subhrajit Trust

No. of plantation proposed	Mandatory Plantation 130 trees, Compensatory Plantation 351 nos.
No. of parking spaces proposed	Four Block 137 (Basement 15, ground covered 27, ground open 11) Four Block 97 (Basement 59, ground covered 17, first floor 21)
Total Power requirement	11000 KW, CESC
Backup Power	180 nos (2x400 KW)

State Level Environment Impact Assessment Authority (SEIAA), examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal and after considering the recommendations of the State Level Expert Appraisal Committee (SEAC), the State Level Environment Impact Assessment Authority accords Environmental Clearance to the project as per provisions of the EIA notification no. S.O. 1363 (E) dt. 14th September, 2006 of Ministry of Environment & Forests, GOI, subject to strict compliance of terms and conditions as mentioned below.

Part A – SPECIFIC CONDITIONS

2. Construction Phase

Facility of labourers during construction -

- Provision of drinking water, sanitation disposal and solid waste management should be ensured for labour camps. Water usage during construction should be optimized to avoid any wastage.
- Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Sewage generated from the mass occupied by the construction labourers have to be disposed into the existing sewage drain or to use, in case of non-availability of the sewer system, an on-site treatment system has to be provided.
- The scaffolds, cranes and platforms by construction works and the workers must be secured as far as possible to prevent any accident.
- Health and safety of the workers should be ensured during construction. Personal protective equipment like shoes, helmets, earmuffs, earplugs etc. should be provided to the workers. For vibration control damped tools must be used and the number of hours that a worker uses them must be limited. The Management must ensure that the workers put them while doing work that needs such protection, if any.
- Rest and convenience shelter for workers with canteen facility, if required, particularly women, and be provided with proper toilet facilities.

Steps to avoid disturbance during construction:-

- All the topsoil excavated during construction activities should be under cover stored by retaining walls to use in horticulture/ landscape development within the project site. Adequate erosion and sediment control measures to be adopted before starting construction activities.
- Prior permission should be obtained from the competent authority for demolition of the existing structure, if any. Waste recycling plans should be developed for prior to beginning of demolition and construction activity. The plans should identify waste to be generated and designate handling, recycling and disposal method to be followed.
- Disposal of truck including excavated material during construction phase should not create any adverse effects on the neighbouring communities and disposed off taking the necessary precautions for overall safety and health aspects.
- Diesel generator sets during construction phase should have acoustic enclosures and should conform to E(P) Rules prescribed for air and noise emission standards.
- Vehicles / equipment deployed during construction phase should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

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21. Ambient noise levels should conform to residential standards both during day and night. Furnishing of monitoring of ambient air quality (SPM, SO₂ and NO_x) and equivalent noise levels should be started during construction phase.
22. All construction spoils including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate surroundings and the dumpsites for such material must be secured so that they should not leach into the ground water. If necessary, oil trap should be installed where there is deployment of heavy machines.
23. Transfer & disposal of the above and other measures should be in place all through the construction phase so as to avoid disturbance to the surroundings. Discomfort to the neighbourhood due to the proposed project activities should be minimized as far as practicable.
24. Loading and unloading operations should not be carried out in open areas and should be preferably done during day time, if there is any major settlement in the surrounding areas. The construction activities including Piling work, Operation of Ready Mix Plant and Vibrator etc. should not be carried out during the night time (10 P.M. to 5 A.M.). Only essential operations, if any, may be carried out for a limited period during nighttime.
25. The proponent must ensure that no driven piles shall be proposed for this project, if there is any major settlement in the surrounding areas.
26. Full screen and adequate sprinkler arrangement shall be provided. Care should be taken to keep all material surfaces adequately covered and contained so that they are not exposed to winds.
27. All Ready Mix concrete is recommended for this project.
28. Appropriate measures to be adopted to avoid wastage of water for curing of concrete structures.
29. Appropriate measures should be adopted to control dust emissions, noise and vibrations from construction activities. Vehicles and construction equipments should be properly maintained. Vehicles should conform to Pollution under control (P.U.C.) norms.
30. Light weight & durable materials with less transportation cost should be used preferably.
31. Maximum use of cleaner fuel and fuel quality improvement should be done. Excessive energy consumption and fuel usage should be avoided.
32. Appropriate regulation of water should be provided to ensure water control.
33. Selection of materials for better energy efficiency:-
 - (i) The primary efficient construction materials should be chosen to achieve the desired thermal comfort.
 - (ii) Design layout should ensure adequate solar access and ventilation. Proper planning and window design for light integration should be considered.
 - (iii) The sun is to be used for construction as per Notification No. S.O. 763(E) dated 14.05.1999 amended vide Notification No. S.O. 879(E) dated 27.8.2001 and S.O. 2884(E) dated 03.11.2009 of the Ministry of Urban Affairs & Forests, Govt. of India.
 - (iv) The location should conform to the requirements of local zoning regulations. The project proponent should obtain permission for the plans and design (including structural design, standard and specifications from concerned authority).
 - (v) Environment technologies that require less material and process high strength should be adopted. Materials with low embodied energy and high strength should be used preferably.
 - (vi) The building will be constructed and provisioned to use natural sunlight to the maximum during the day time (10 AM to 4 PM).
 - (vii) Use of alternative building materials and alternate construction techniques should be considered apart from conventional materials and methods. Use of hollow and insulative should be considered.
 - (viii) Energy efficient lighting systems e.g. High Pressure Sodium Vapour (HPSV) Lamps, LED etc. should be provided. Solar energy should be used for outdoor lighting. Adequate no. of solar lights should be installed for external lighting as per norms. All common area lighting will be LED system.
 - (ix) Suitable water saving arrangement will be done for water heating in common area as proposed.
 - (x) Passive solar cooling to be incorporated in building design. Buildings should be oriented for providing optimal ventilation and daylighting.

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- xi. Proper insulation of roof should be provided to achieve desired thermal comfort. (Light light coloured reflective roofs having an SRI (Solar Reflectance Index) of 50% or more should be incorporated)
- xii. Use of high albedo or reflective pavements to keep parking lots, pavements and walkways etc. shall be encouraged.
- xiii. Guidelines to the occupants should include usage efficiency measures such as energy efficient lighting and water efficient system.
- xiv. Reduce hard pavements (over area surrounding building premises) and/or gravel areas or hard paved surfaces to minimize heat absorption and imperviousness of the site.
- xv. Adequate open spaces, greenery and water bodies to be provided as per rules.
- xvi. Any proposed building with air conditioning facility should follow the norms proposed in the GRIPE regulations framed by the Bureau of Energy Efficiency. Chillers should be CFC & HCFC free.
- xvii. Restrict the use of glassed surface as per National Building Code 2005.

Water Body Conservation:-

- i. Water body, if any, should not be filled and their embankments should not be removed. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.

Plantation Programs:-

- i. The following species will not be counted as plantation tree species - *Platanus baltica*, *Casuarina picturata*.
- ii. The site should strictly adhere to the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. The proponent should undertake plantation of trees over atleast 20% of the total area.
- iii. No tree can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules.
- iv. The proponent should plant at least 105 trees as proposed. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy are more desirable. Water impervious water permeable species should not be used for landscaping. (Indicate the species given in Annexure).

5. Provision for rooftop greenery & water body:-

Water supply:-

- i. Water requirement during construction phase shall be met from KMC supply. Ground water should not be abstracted without prior permission of the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.

Sewage Treatment Plants:-

- i. As per the proposal submitted by the proponent waste water shall be treated in septic tank or similar plant.

Storm Water Management & Mitigation of Heat Island Effects:-

- i. Imperviousness of the site shall not exceed the NBC (National Building Code) 2005 standards for imperviousness factor applicable to different types of area.
- ii. Total paved area of site (including roads, paths or any other use) should not exceed 25% of the site area.
- iii. Minimum 50% of paved area on site should have pervious paving or shaded paved area (paved area covered with grids having solar reflectance index of 5 or higher).
- iv. Adequate storm water drainage network to be designed for the project without disturbing the surrounding settlements. Storm water management plan should be implemented so as to prevent accumulation of excessive volumes of storm water in the receiving waters thus reducing the shock load on the drainage system and impact on nearby water body.
- v. Disturbance to the natural hydrology of the site should be minimised by reducing imperviousness, increasing on site infiltration and bonding storm water run off.
- vi. Heat island effect should be minimised by use of shading or reflective surfaces, mainly the surfaces that contribute to the heat island effect i.e. streets, sidewalks, parking lots and buildings. White roofs should be provided in the buildings.

Environmental Clearance for the proposed development, copies by M/s. Anant Shree Sakhrani's Const. at 107, Sector 10, Gurgaon, Haryana. West Bengal, India.

Water Harvesting Scheme:-

1. The project shall follow the Rainwater Harvesting Guidelines of the State Expert Appraisal Committee (SEAC) available in the website (<http://www.wbpcn.gov.in/>).
2. The project shall collect rainwater from roof-top catchments and reuse for various purposes after necessary treatment. Adequate retention time and storage provisions should be provided for harvesting rainwater.
3. Design specifications ensure proper depth of recharge well for ground water recharging.
4. Adequate water storage for firefighting should be provided as per norms.

Stormwater Drainage Management:-

1. Provision for drains shall be made for storage and segregation of solid waste and adequate means of disposal shall be provided.

Transport Management:-

1. Both internal and external traffic planning and management should be adequate to ensure uninterrupted traffic movement in the area during construction as well as operation phase.
2. The design of service road and the entry and exit from the project area should conform to the norms & standards of concerned authority for traffic management. Both monthly care arrangement should be made as well as special road proper traffic management plan should be adopted in consultation with traffic authorities.
3. High class water will be used for sprinkling water on the proposed internal roads on a regular basis.

Fire Safety:-

1. All needed approvals and permissions as required from Director of Explosives, Fire Department etc. should be obtained.
2. Fire safety, fire detection Controls and Building Management Systems such as Automatic Fire Alarm and fire detection and suppression system etc. shall be installed.
3. Energy saving fire fighting systems should be promoted for energy conservation.
4. Air quality management of indoor air quality must be ensured for health and safety of the users.
5. Suitable measures to be adopted for water conservation during construction and operation stage. Use of suitable equipment, evaporative cooling unit in air-conditioning system etc should be avoided.
6. Public washrooms should be provided for service population.
7. Plans to be kept for the integration of solar water heating system.
8. Adequate access to fire tenders should be provided.
9. Fire monitoring facility with automatic alarm should be provided in basement car parking, if any.

Groundwater Flow:-

Water Availability:-

1. Water availability during operation phase shall be (a) from local supply. Ground water should not be used without the permission of the competent authority as per the West Bengal Ground Water Resources Management, Control and Regulation Act, 2005.
2. The water meter conforming to ISI standards should be installed at the inlet point of water uptake to measure the daily water consumption. Use of water efficient devices / fixtures and appliances should be made to the extent of dual flushing system should be considered to conserve water.
3. The project shall practice rainwater harvesting on regular basis.
4. Water metering system must be incorporated to reduce fresh water consumption.

Wastage Management:-

1. The effluents generated by the project, waste water shall be treated in STP. Treated waste water will be used for landscaping, internal road and pavement cleaning etc. and rest will be discharged to local sewer line. Discharge of treated sewage should conform to ISI Rules. STP should be installed on regular basis.
2. Rainwater and stormwater should be carried out as proposed.

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Emission from Diesel Generator Set :-

- i. Noise barriers will be provided at appropriate locations so as to ensure that maximum level does not exceed the prescribed standards Diesel generator sets should be provided with sound proof enclosure at the manufacturing stage itself as per CEN/IS norms.
- ii. The stack height and emission from D.G. sets should conform to the norms as per Central Pollution Control Board. The ambient air quality level for D.G. sets should be done by separate authority.

Ensure Energy Efficiency:-

- i. Use of energy efficient construction materials to achieve the desired thermal comfort should be incorporated. The desired level of R and U factors must be achieved. U factor for ceiling should not exceed 0.4 Watt/m² degree Celsius and 0.40 appropriate modifications of specifications and building technologies. Use provisions of National Building Code 2005 should be strictly followed.
- ii. Use of energy efficient electrical systems should be promoted. High efficiency lamps and electronic ballasts should be used.
- iii. Energy efficient Motors and motors rated Transformers should be installed. Maximum efficiency for this effect shall be obtained and kept as record. Backup power supply should be used as per need.
- iv. The power cabling shall be adequately sized as to maintain the distribution losses not exceeding 5% of the total power usage. Record of transmission losses shall be maintained. The prominent shall install prominent electrical metering to record demand (kVA), energy (kWh) and load point factor.
- v. Use project proposer should use solar energy at least for street lighting.

Transport Management:-

- i. Use of public mode of transportation should be promoted. Use of the bus will reduce the transportation should be promoted. Adequate parking space should be provided as per norms.
- ii. Pathways should be covered or shaded by tree canopy as far as practicable. Further green should be such that traffic will be calm in neighbourhoods. Traffic within the project site should be controlled regularly. Adequate vertical and horizontal clearances of overhead storage pipes and telecommunication lines should be provided.

Solid Waste Management:-

- i. The proposer should abide by the Municipal Solid Waste (Management and Handling) Rules, 1988. The proposer must develop the Solid Waste Management and Disposal Scheme covering proper segregation of biodegradable and non-biodegradable wastes. The solid waste is to be disposed off in consultation with E.M.C.
- ii. The proposer should provide different colored bins for different categories of waste and should complete segregation of biodegradable and non-biodegradable wastes. The solid waste from 100% collection and storage bins should be daily collected at transfer stations. Further segregation will be done at transfer stations to collect recyclables such as plastic, polythene, glass, metal, leather, paper, etc. Separate collection bins shall be provided for each type of recyclable.
- iii. The proposer should abide by the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008. Collection and storage of hazardous wastes during pre-construction and construction activity should be planned properly. The expected hazardous wastes should be collected separately as per the Hazardous Waste Management, Handling and Transboundary Movement Rules, 2008.
- iv. Spill oil from D.G. Sets should be stored in UPPF drains in isolated cover containers and disposed off as per the Hazardous Waste Management, Handling and Transboundary Movement Rules, 2008. Spill oil from D.G. Sets should be disposed off through registered recyclers only.

Other :-

- i. The implementation of Environmental Management Plan should be carried out at proposed project monitoring should be carried out during construction and operation phases.
- ii. The project proposer should provide guidelines to the users to ensure conservation of water, electricity, in-house environment and other eco-practices should be carried out at regular intervals to ensure environmental protection.

- The EIA report should be designed in compliance with the WBES and NBC norms. Preventive measures should be adopted for Risk & Disaster Management as per the provisions of the National Building Code, 2005.
- The Corporate Social Responsibility Plan with specific financial commitment should be implemented for the proposed project. At least 2% of the total project cost should be utilized for Corporate Social Responsibility activities.
- The project should abide by the Direction issued by the Department of Environment, Government of West Bengal vide No. ENG (2011-IV-700) (2007) dated 10.12.2019.
- The project's Management Information System shall be maintained properly.
- The project should strictly follow the use of ground surface as per National Building Code, 2005.

ENVIRONMENTAL CONDITIONS

- The Environmental Clearance recorded shall be valid for a period of 5 years for the proposed project.
- The Environmental Clearance (NEC) for the proposed project may be obtained from WBPCB by the applicant. All other statutory clearances should be obtained by project proponent from the competent authorities.
- The project should maintain a display board at the site, providing detailed information on the latest update of the proposed project.
- The environmental safeguards contained in the EME report should be implemented in letter and spirit.
- All the statutory facilities and legal provisions contained in the EC shall be equally applicable to the success or termination of the project in the event of the project proponent transferring the ownership, management or management of the project to any other entity.
- The project should provide for the supply of kerosene or cooking gas to the labourers during construction. All the labourers to be engaged for construction works should be screened for health and occupational safety before commencement of work.
- The project proponent should make financial provision in the total budget of the project for implementation of the suggested safeguard measures.
- The project monitoring reports should be submitted to the West Bengal Pollution Control Board, who shall be monitoring the implementation of environmental safeguards and should be given full access to all the records and documents/data by the project proponent during their inspection. A complete set of these documents should also be forwarded to the State Level Environment Impact Assessment Authority, West Bengal.
- In case of any violation of the conditions laid down in this Environmental Clearance, Section 16 of The Environmental Protection Act, 1986, will be applicable. In case of any changes in the scope of the project, the project would require a fresh approval by the SIIAA, West Bengal.
- The State Level Environment Impact Assessment Authority, West Bengal reserves the right to add or amend the safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental Protection Act, 1986, to ensure the effective implementation of the suggested safeguard measures in a time-bound and satisfactory manner.
- The State Government should inform the public that the proposed project has been recorded and granted clearance by the SIIAA, West Bengal and copies of the clearance letter are available with the State Pollution Control Board / Committee and may also be seen at website of the SIIAA, West Bengal, www.wbepa.gov.in. This should be advertised within seven days from the date of issue of the Environmental Clearance in two local newspapers that are widely circulated in the region of which the project is being executed in language of the locality concerned.
- All the statutory clearances such as the approvals for usage of diesel from Chief Controller of Pollution, West Bengal Department (if required) etc. should be obtained by project proponent from the concerned authorities.
- The project should incorporate appropriate conditions in the Sale Agreement / Deed, for ensuring the proper operation and maintenance (O&M) of the common facilities (STP, Rainwater harvesting

Not

- system, Solid waste management system, solar street lights etc.) even after completion of construction project, should be made in explicit and transparent manner.
- xiv. The above stipulations would be enforced along with those under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1987, the Environment (Protection) Act, 1986, the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008, the Public Liability Insurance Act, 1991, the Environment Impact Assessment Notification, 2006 and their amendments.
- xv. The contact details of the proponent and the name of the consultant are given below:

Name of the Company/Person with Designation	Mr. K.V. Parodia, Constituted Secretary M/s. Anant Sree Sukhramaji Trust
Address	Shri Yuktaswari Maharanj Bhawan, 1560, Manikpura/Ghata Road, Kolkata-700021.
Email	komar@anantmarigroup.com
Telephone Number, Fax Number	Ph.No. 033-40710180 Fax No. 033-40710142
Name of the Consultant	M/s. Ghosh Bose & Associates (P) Ltd.

Yours faithfully,

[Signature]
[Name]
Chief Executive Officer
Member Secretary

LIST OF TREES PROPOSED FOR PLANTATION

Annexure - 1

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
	<i>Terminalia arborescens</i>	Devdaru	50
	<i>Melastoma chinensis</i>	Champa	6
	<i>Borassus flabellifera</i>	Palas	10
	<i>Mimosa pudica</i>	Neem tree	10
	<i>Albizia lebbek</i>	Guinohor	6
	<i>Mungia m. laevis</i>	Mungo	6
	<i>Caesalpinia thalictroides</i>	Jural	6
	<i>Albizia julibrissin</i>	Bandarlahi	10
	<i>Albizia lebbek</i>	Mountain tree	10
	<i>Pithecolobium dulce</i>	Radiachura	6
	<i>Santalum album</i>	Ashok	5
	<i>Acacia saligna</i>	Nilrohor	10
	<i>Albizia lebbek</i>	Kanchan	20
		Total	165

[Handwritten signature]

Government of West Bengal
Office of the Director General
West Bengal Fire & Emergency Services
13-D, Mirza Ghalib Street, Kolkata-700016

Memo No: WBFES/ DG / EP / 490 / 12 / Kol - BB / 315 / 12 (315/12)

Date: 19/3/12

From : Director,
West Bengal Fire & Emergency Services.

To : Mr. Harsh Vardhan Patodia, Director,
Regent Hirise Pvt. Ltd.,
Constituted Attorney of
Anant Shri Sukhranji Trust,
207, A.J.C. Bose Road, Kolkata-700017.

Sub: Fire & Life safety recommendations for proposed construction of B+G+XXIII
storied Residential Building and B+G+VII storied Assembly (Religious)
Building at Premises No.-156-B, Maniktala Main Road, Ward No.-32, Borough No.-
III, Kolkata-700054.

This is in reference to your letter No. 11 dated 15.02.12 regarding fire & life safety
recommendations for proposed construction of B+G+XXIII storied Residential Building and
B+G+VII storied Assembly (Religious) Building at Premises No.-156-B, Maniktala Main Road,
Ward No.-32, Borough No.-III, Kolkata-700054.

The plan drawing submitted by you was scrutinized and marked as found necessary from
fire safety point of view. In returning one set of plan with recommendation, the office issuing
Fire safety recommendations in favour of the aforesaid building subject to compliance of the
following fire safety measures:

Director

West Bengal Fire & Emergency Services

Encls:

1. One set of plan.
2. Recommendation

RECOMMENDATION

A. CONSTRUCTION :

1. The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of Kolkata Municipal Corporation.
2. The floor area exceeds 750m² shall be suitably compartmented by separation walls up to ceiling height having at least two hours Fire resisting capacity.
3. The interior finish decoration of the building shall be made fire flame spread materials conforming IS specifications.
4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
5. Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.

B. OPEN SPACE & APPROACH :

1. The open space surrounding the building shall conform the relevant building rules as well as provide the accessibility and manoeuvrability of Fire appliance with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 45 M.T.
3. The width and height of the access gates into the premises shall not be less than 4.5M and 5 M respectively abutting the road.

C. STAIRCASE :

1. The staircase of the building shall be enclosed type and construction shall be made of fire resisting material having fire resisting capacity of not less than 2 hours.
2. The entrance of the building shall have primary entrance of fire escape which shall be at ground level in the external wall of the building.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules and well as rules of the civic municipal Act. With its subsequent amendments.
4. All the staircase shall be enclosed up to terrace of the building and shall be negotiable to all the floor without entering into any room.
5. Fire and smoke doors at the entrance of all the Staircase enclosures as marked in the plan of each floor level shall be provided. The F.C.D. shall be of at least one hour fire resisting wire glass window filled with self-closing type operable in the direction of escape.

D. LIFT :

1. The walls of the lift enclosure shall be at least two hours Fire resisting type. Collapsible gate shall not be permitted.
2. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously written at ground floor.

E. REFUGE AREA: (FOR FRONT BLOCK RESIDENTIAL BLDG.)

1. Refuge area is not less than 15sq. m. shall be provided on the external wall with overhang projection or other suitable means at 24.75M, 37.75M, 50.75M and 63.75M levels of the building as shown in the drawing.

2. The V.P. pipe area shall be of fire resisting construction and protected with self closing FFDI 3: fire shutters from the corridor or the staircase landing.
3. The provision of refuge Areas shall be such over floor FR height as per the Fire Service Ladder Area the ground.

F. AUDITORIUM, CINEMA AND VIDEO HALLS & HALL

1. The doors/aisles/ungangways/cross gangways/ seating arrangement/exit/egress in Hall etc shall be made as per good practices of national building code. Part-IV. Fire protection as well as the conforming clause of cinematograph Act with upto date Amendment.
2. N.O.C. in connection to the Cinema, Video, Restaurant etc shall be obtained from appropriate authority.
3. The safety arrangements for the projection rooms shall be stipulated with as specified in the Cinematograph Act with upto date amendment.

G. BASEMENT : (For Both Building)

1. The basement shall be adequately ventilated.
2. Additional staircase from the open air as shown in the drawing shall be constructed beside the ramp conforming relevant I.S. Specification.
3. The basement shall be protected with Auto Sprinklers system/hose reel system etc.
4. Mechanical extractor for Smoke Venting system from lower upper basement levels shall also be provided. The system shall be of such design as to operate on activation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.
5. Mechanical extractors shall have an alternative source of power.

H. FIRE FIGHTING WATER

Underground water reservoir having water capacity of 1,70,000 litres for Residential Building and 1,00,000Lts for flat block Capacity exclusively for fire fighting purpose with replenishing arrangements @ 1000 lts./min. Preferably from two different source of water supply shall be provided. The Fire Water Reservoir shall have overflow arrangement with the domestic Water Reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all times.

I. HYDRANT SYSTEM : (FOR BOTH BUILDING)

1. The building shall be provided with Wet Riser of 150mm internal diameter pipe line with provision of landing valves at the Staircase landings/both landings at the rate of one such riser for 5000 Sq.m. of floor area. The system shall be so designed that shall be kept charged with Water all the time under pressure and capable to discharge 2850 lts./min at the ground floor level outlet and minimum 300 Lts/min at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kg/cm². All other requirements shall conform I.S. 3842-1965.
2. Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level. Conforming the relevant I. S. Specifications.
3. Yard Hydrant/Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.

J. SPRINKLER INSTALLATION: (FOR BOTH BUILDING)

The automatic Sprinkler installation shall be provided in Basement and in all floor areas of the building as per I.S.9972. Alarm gong to be incorporated along with the sprinkler system.

K. FIRE PUMP:

Provision of the Fire Pump shall have to be made to supply water at the auto-designed pressure and discharge into the water based system which shall be installed in the building. One such pump shall always be kept on Stand-by preferably be of diesel driven type.

A separate Fire Pump shall be made for the total Sprinkler installation of the building. Provision of Jockey Pump shall also have to be made to keep the Water based system under pressurized condition at all the time. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be via Rise-in-Down corner with suitable terrace pump with overhead tank.

L. ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including transformers, Switch Gears, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in I.S. specification 1946 - 1982.

2. The vertical ducts shall be properly sealed at alternative floor level.

3. The electrical installation shall be adequately protected with CO₂/D.C.P. or Medium Velocity Propagator System.

4. Alternative Power Supply:

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, Fire Alarm System, Fire Lift etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

M. EMERGENCY ANALOGUE:

1. Audio Fire Alarm System with analogue addressability in case of Hand driven or programmable shall be installed in each floor.

2. Addressable analogue manual call boxes incorporating with sounders shall be installed in all floor level of the building in such a manner that maximum travel distance shall not be more than 22.5 Meters in order to reach any of the call point.

3. Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel in the Fire Control Room of the premises having direct linking facility to the local fire service unit.

4. Both way public address systems shall be made available in all floors of the building. The system shall be connected to the Main Control Room.

5. All the installations shall also be satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV.

N. AIR CONDITIONING SYSTEM: (If any)

1. The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.

2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

3. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.

4. The air handling units room shall not be used for storage of any combustible materials.

G. FIRST AID FIRE FIGHTING SYSTEM :

First Aid Fire fighting arrangement in the form of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2150-1992.

F. GENERAL RECOMMENDATIONS :

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
2. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed in all vulnerable places of the building.
3. Floor numbers and directional sign of escape route shall be displayed prominently.
4. The employers and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
5. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.
6. A crew of trained fireman under the supervision of Officer shall be maintained round the clock for safety of the building.
7. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
8. Each year a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory measures performance of all the Fire and Life Safety arrangements and installation of the building.

On compliance of all the above Fire and Life safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation. Final N.O.C. in favour of the occupancy shall be issued on being satisfied with the tests and performance of safety aspects of installation of the building.

N.B. : Any deviation and changes the name of use of the building in respect of the approved plan drawing, without obtaining prior permission from this office, this fire safety recommendation will be treated as cancelled.


DIRECTOR
WEST BENGAL FIRE & EMERGENCY SERVICES