



REGISTRAR
OF COMPANIES
KOLKATA
- 9 NOV 2017

DATED 9TH DAY OF NOVEMBER, 2017

JOINT DEVELOPMENT AGREEMENT

BETWEEN

MRS. USHA JALAN &
MR. PANKAJ JALAN

-----OWNERS

AND

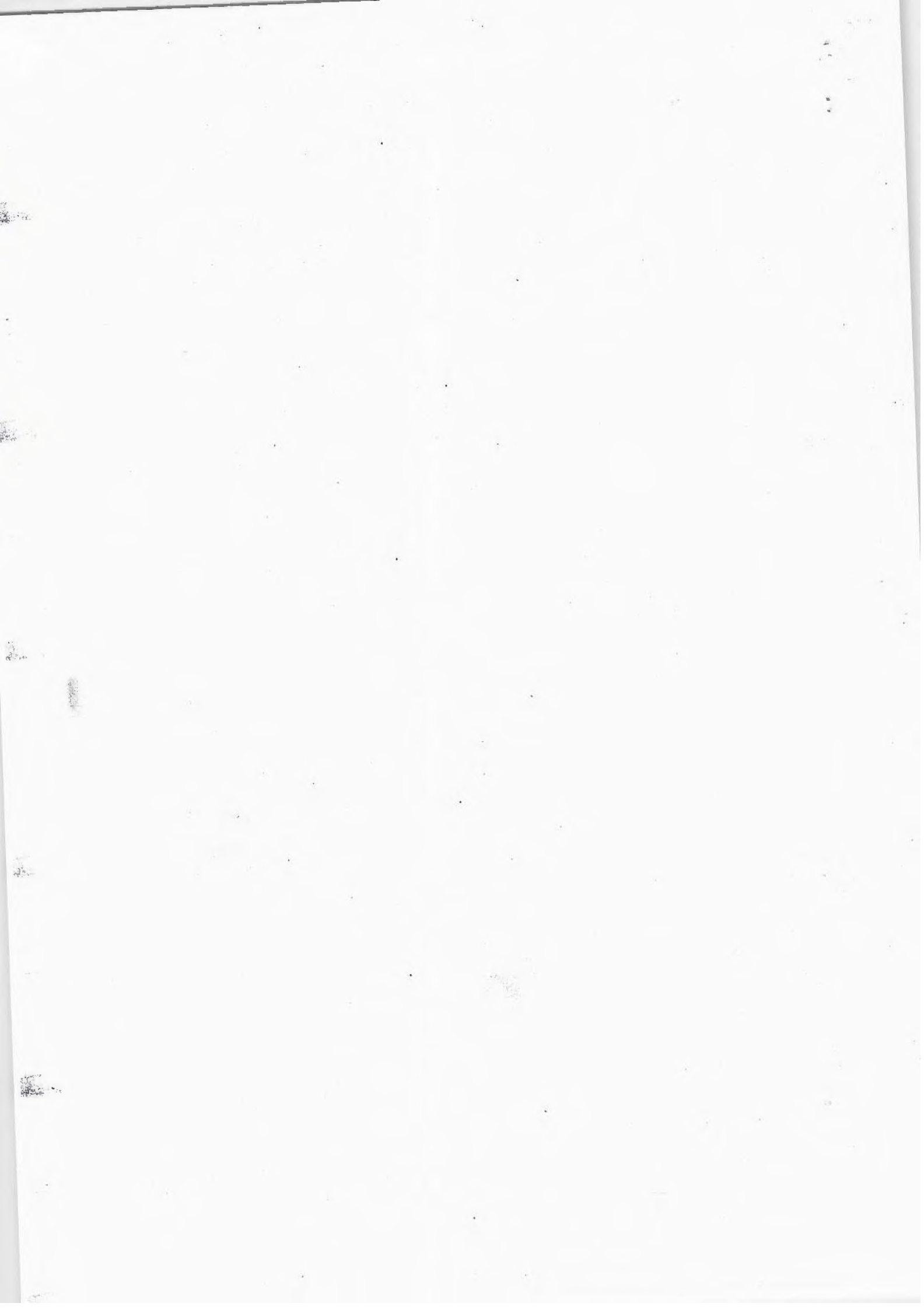
M/S. NORTECH PROPERT PRIVATE LIMITED

-----DEVELOPER

PREMISES NO. :

138-B, BELIAGHATA ROAD,

KOLKATA - 700015





	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name ANIRUDH MODI

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name USHA JALAN

Signature Usha Jalan



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name PANKAJ JALAN

Signature

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left Hand					
	right Hand					

Name

Signature



m
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
- 9 NOV 2017









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010001494529/2017




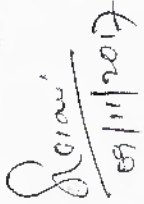
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs USHA JALAN 54/10,D.C. DEY ROAD, Ruchi Active Acres., Block/Sector: Tower -3B, Flat No: 3B, P.O:- Tangra, P.S:- Tangra, District:-South 24- Parganas, West Bengal, India, PIN - 700015	Land Lord		4133 	 09.11.2017
2	Mr PANKAJ JALAN 54/10, D.C. DEY ROAD, Ruchi Active Acres, Block/Sector: 3B, Flat No: 18-E, P.O:- Tangra, P.S:- Tangra, District:- South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord		4134 	 09-11-2017



SM
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA.
- 9 NOV 2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ANIRUDH MODI 10, Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Representative of Developer [NORTEC H PROPERTY PRIVATE LIMITED]		4132 	
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SANJAY KUMAR JAIN Son of S Jain High Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mrs USHA JALAN, Mr PANKAJ JALAN, Mr ANIRUDH MODI			

(Malay Chakrabarty)

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



ADDITIONAL REGISTRAR
OF COMPANIES - BANGALORE
- 9 NOV 2017

आयकर विभाग

INCOME TAX DEPARTMENT

ANIRUDH MODI

ASHOK KUMAR MODI

20/03/1978

Electronic Account Number

ACUPM7446C



Signature

भारत सरकार

GOVT. OF INDIA





सत्यमेव जयते
আবরণ চরিত্র



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India
তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80048/02933

To
অনিকঙ্ক মোদি
Anirudh Modi
10 LORD SINHA ROAD
Middleton Row
Middleton Row
Circus Avenue Kolkata
West Bengal 700071
9830027049

11/10/2015
295720226



MP957202265FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6488 5175 0431

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অনিকঙ্ক মোদি
Anirudh Modi
পিতা : অশোক কুমার মোদি
Father : Ashok Kumar Modi
জন্মতারিখ / DOB : 20/03/1978
পুরুষ / Male



6488 5175 0431

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

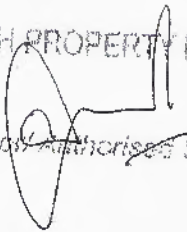
भारत सरकार
GOVT. OF INDIA

NORTECH PROPERTY PRIVATE LIMITED

07/01/2005

AACCN0602N

NORTECH PROPERTY PVT. LTD.


Director/Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



उषा जलान
USHA JALAN
जन्म तिथि/DOB: 25/07/1957
महिला/ FEMALE



8030 6139 2495

MEERA AADHAAR, MERI PEHCHAN

Usha Jalan



भारत सरकार
GOVERNMENT OF INDIA



उषा जलान
USHA JALAN
जन्म तिथि/DOB: 25/07/1957
महिला/ FEMALE



8030 6139 2495

MEERA AADHAAR, MERI PEHCHAN

Usha Jalan

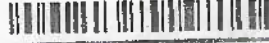


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

पता:
W/O शिव कुमार जलन, एक्टिव अक्रेस, टावर 3B, फ्लैट
18E, 54/10, डी.सी. डे रोड, टंगरा, कोलकाता,
वेस्ट बंगाल - 700015

W/O Sheo Kumar Jalan,
Active Acres, Tower 3B, Flat
18E, 54/10, D.C Dey Road,
Tangra, Kolkata,
West Bengal - 700015



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Usha Jalan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACQPJ7809L

नाम / Name
USHA JALAN

पिता का नाम / Father's Name
HARIRAM GOENKA

जनम तिथि / Date of Birth
25/07/1957

उषा जलान
Signature



Usha Jalan

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटिंग :
आपका पैन सेवा यूनिट, UTIISI,
प्लॉट नं: 3, सेक्टर २, सीडी बी, बेलपुर,
नवी मुंबई-४०० ६१४.

Usha Jalan



भारत सरकार
GOVERNMENT OF INDIA



पंकज जलान
PANKAJ JALAN
जन्म तिथि/DOB: 03/07/1983
पुरुष/ MALE



3124 1805 4806

MEERA AADHAAR, MERI PEHCHAN

Pankaj Jalan



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

पता:
S/O शिव कुमार जलन, अक्टिवे अक्रेस, टवर 3ई, फ्लैट
18ई, 54/10, डी.सी. डे रोड, जेडब्ल्यू मार्रीओत के पास,
टांग्रा, कोल्कता,
वेस्ट बंगाल - 700015

S/O Sheo Kumar Jalan, Active
Acres, Tower 3E, Flat 18E,
54/10, D.C. Dey Road, Near JW
Marriot, Tangra, Kolkata,
West Bengal - 700015



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

Sanjay J

आयकर विभाग
INCOME TAX DEPARTMENT
PANKAJ JALAN



भारत सरकार
GOVT. OF INDIA

SHEO KUMAR JALAN

03/07/1983
Permanent Account Number

AEAPJ9448R

Pankaj Jalan
Signature



12/03/2016

Pankaj Jalan

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटवाएं:

आयकर नि.वे.का इकाई, एन एस डी यू

5 वीं मंजिल, मरी स्टर्लिंग,

प्लॉट नं. 341, सर्वे नं. 99778,

मॉडल कॉलोनी, नैरु जेप बंगलो चौक,

पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDI

5th Floor, Marri Sterling,

Plot No. 341, Survey No. 99778,

Model Colony, Near Jeeb Bungalow Chowk,

Pune - 411 016

Tel: 91 20 2721 8080, Fax: 91 20 2721 8081

e-mail: nsdi@nsdi.co.in

Parkayal

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

GRN: 19-201718-010451321-1 Payment Mode Online Payment
GRN Date: 07/11/2017 13:10:07 Bank: ICICI Bank
BRN: 1328454571 BRN Date: 07/11/2017 13:11:25

DEPOSITOR'S DETAILS

Id No. : 19010001494529/3/2017
[Query No./Query Year]

Name : Nortech Property Pvt Ltd
Contact No. : Mobile No. : +91 9051222000
E-mail :
Address : 171 Lansdowne terrace Kolkata 700026
Applicant Name : Mr SANJAY JAIN
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001494529/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	19010001494529/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	25105

Total

100026

In Words : Rupees One Lakh Twenty Six only





Major Information of the Deed

Deed No :	I-1901-07219/2017	Date of Registration	10/11/2017
Query No / Year	1901-0001494529/2017	Office where deed is registered	
Query Date	01/11/2017 5:53:10 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY JAIN HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051222000, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 13,86,97,292/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,105/- (Article:E, E, B, M(a), M(b), i)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

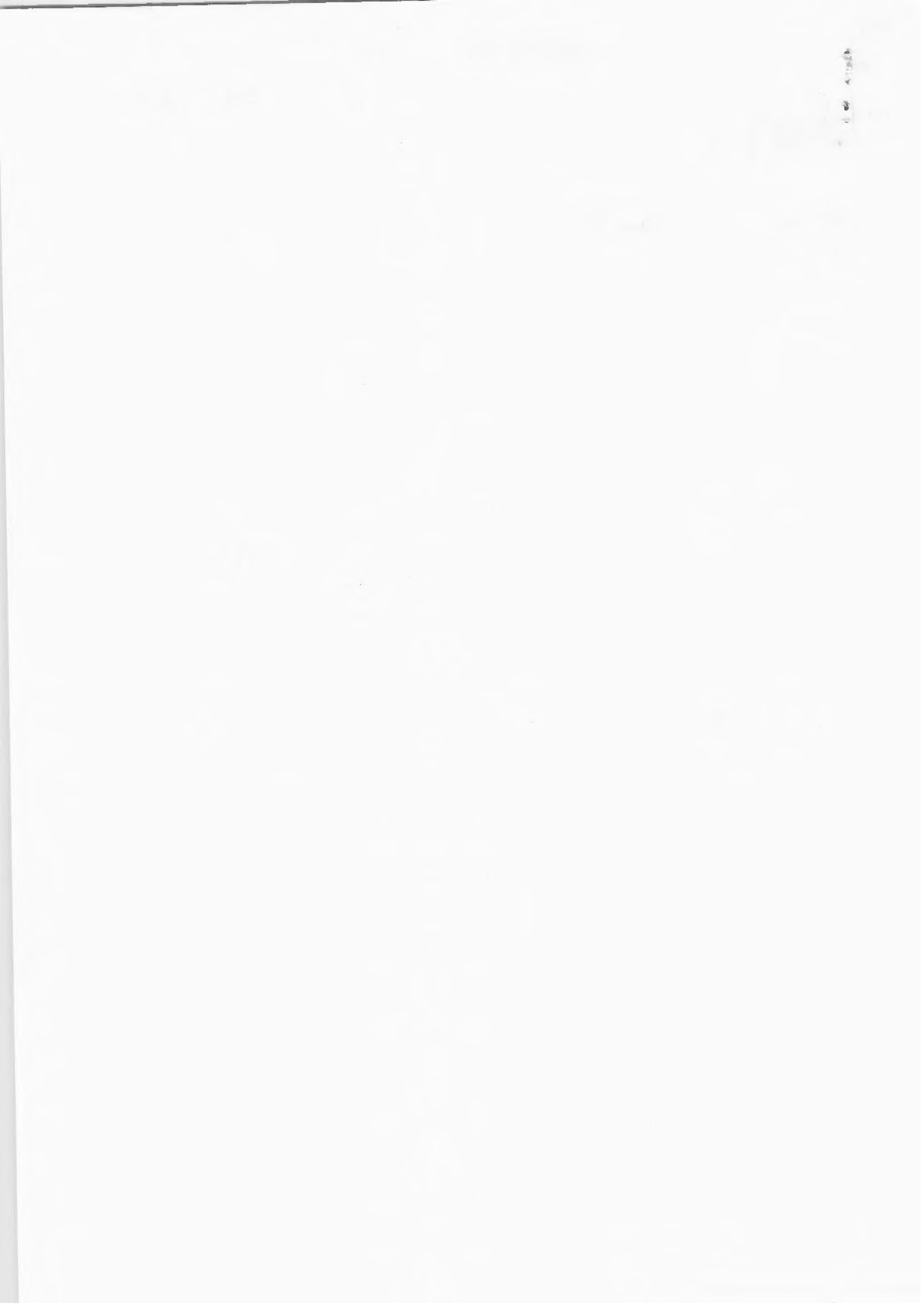
Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Beliaghata Road, Road Zone : (A. P. C. Road -- Rail Bridge) , , Premises No. 138B

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		31 Katha 11.7 Chatak	1/-	13,86,97,292/-	Property is on Road
Grand Total :					52.3566Dec	1 /-	1386,97,292 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
-1	<p>Mrs USHA JALAN Wife of Late Sheo Kumar Jalan 54/10,D.C. DEY ROAD, Ruchi Active Acres., Block/Sector: Tower -3B, Flat No: 3B, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female. By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACQPJ7809L, Status :Individual, Executed by: Self, Date of Execution: 09/11/2017 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2017 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Pvt. Residence</p>
2	<p>Mr PANKAJ JALAN Son of Late Sheo Kumar Jalan 54/10, D.C. DEY ROAD, Ruchi Active Acres, Block/Sector: 3B, Flat No: 18-E. P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEAPJ9448R, Status :Individual, Executed by: Self, Date of Execution: 09/11/2017 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2017 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Pvt. Residence</p>



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NORTECH PROPERTY PRIVATE LIMITED -17/1, Lansdown Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AACCN0602N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANIRUDH MODI (Presentant) Son of Mr Ashok Kumar Modi 10, Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACUPM7446C Status : Representative, Representative of : NORTECH PROPERTY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr SANJAY KUMAR JAIN Son of S Jain High Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs USHA JALAN, Mr PANKAJ JALAN, Mr ANIRUDH MODI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs USHA JALAN	NORTECH PROPERTY PRIVATE LIMITED-26.1783 Dec
2	Mr PANKAJ JALAN	NORTECH PROPERTY PRIVATE LIMITED-26.1783 Dec

Endorsement For Deed Number : I - 190107219 / 2017

06-11-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,86,97,292/-



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 09-11-2017

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

Presented for registration at 18:50 hrs on 09-11-2017, at the Private residence by Mr ANIRUDH MODI ..

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

Execution is admitted on 09/11/2017 by 1. Mrs USHA JALAN, Wife of Late Sheo Kumar Jalan, 54/10,D.C. DEY ROAD, Ruchi Active Acres,, Sector: Tower -3B, Flat No: 3B, P.O: Tangra, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 2. Mr PANKAJ JALAN, Son of Late Sheo Kumar Jalan, 54/10, D.C. DEY ROAD, Ruchi Active Acres, Sector: 3B, Flat No: 18-E, P.O: Tangra, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Indetified by Mr SANJAY KUMAR JAIN, , , Son of S Jain, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-11-2017 by Mr ANIRUDH MODI, DIRECTOR, NORTECH PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1, Lansdown Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son-of S Jain, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 10-11-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,105/- (B = Rs 25,000/- ,E = Rs 21/- , i = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2017 1:11PM with Govt. Ref. No: 192017180104513211 on 07-11-2017, Amount Rs: 25.105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1328454571 on 07-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-.

Stamp online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59907, Amount: Rs.100/-, Date of Purchase: 17/10/2017, Vendor name: S
Canda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2017 1:11PM with Govt. Ref. No: 192017180104513211 on 07-11-2017, Amount Rs: 74,921/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 1328454571 on 07-11-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 246175 to 246236

being No 190107219 for the year 2017.



Digitally signed by MALAY
CHAKRABORTY
Date: 2017.11.20 17:51:59 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 11/20/2017 5:51:54 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)