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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 967581

When this document is admitted for registration, The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adl. District Sub-Registrar
Bachala, South 24 Parganas

THIS AGREEMENT FOR DEVELOPMENT is made on this the 24th day of September, Two Thousand Fifteen

BETWEEN

(1) ELITE MERCHANTS PVT, LTD., a company incorporated under the companies Act, 1956, having its registered office at: 2, Rowland Road, Post Office - Lala Lajpat Roy Sarani, Police Station - Ballygunge, Kolkata - 700 020, having PAN AAACE7547D (2) B. U.

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Q-1-28312/15

234 102 01/15
 SI No. _____ Rs. _____ Date _____
 Name Manjuri Kharan
 Address 18, Ali Pore Judges Court
 Vendor [Signature]


Amal C. Haribossy (Vendor)
 Ali Pore Judges Court
 18, Ali Pore Judges Court Rd
 Kolkata-700 027
 Shop No. - B34

Jogesh Kharan

 V.R.T. 1
 3554

Jogesh Kharan

 V.R.T. 1
 3555

 (SANTW DABHUAL)


 V.R.T. 1
 3556

Somen Kharan

 V.R.T. 1
 3557

Vijay Agarwal

 V.R.T. 1
 3558
 Nopul Agarwal

Tarun Kanti Roy
 (Law Clerk)
 S/o Late S.C. Roy
 Ali Pore Judges Court
 -Kolkata-27-



Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	YOGESH ROHRA, REPRESENTATIVE 73, BANGUR AVENUE, Block/Sector: C, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ELITE MERCHANTS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACE7547D., Status : Organization
2	B U GARDENS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB2595A., Status : Organization
3	DEVELOPMENT CORPORATION PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCD0747K., Status : Organization
4	GOONJA TRADING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCG8154B., Status : Organization
5	BHONATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCB3659C., Status : Organization
6	B U FARMA PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB2450L., Status : Organization
7	CLATITY MERCHANTILE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCC1713E., Status : Organization

Land Lord Details

Sl No.	Name, Address, Photo, Finger print and Signature
8	RIDDHI SIDDHI CONCLAVE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR9805C., Status : Organization
9	RIDDHI SIDDHI COMPLEX PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR9606B., Status : Organization
10	SPARTAN CONSULTANTS AND FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAEC54687G., Status : Organization
11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACF4417D., Status : Organization; Represented by their (1-11) representative as given below:-
1-11 (1)	SANJIV DABRIWAL, REPRESENTATIVE 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 24/09/2015; Date of Admission : 08/10/2015; Place of Admission of Execution : Pvt. Residence

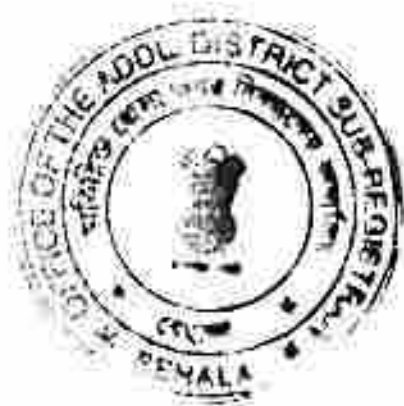
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Developer Details	
Sl No.	Name, Address, Photo, Finger print and Signature
1	GURUKRIPA REALCOM LLP 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O.- BANGUR AVENUE, P.S.- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AAQFG0841K., Status : Organization, Represented by representative as given below:-
1(1)	GOPAL AGARWAL, REPRESENTATIVE 5A, SUHASINI GANGULY SARANI, P.O.- KALIGHAT, P.S.- Bullygungo, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative; Date of Execution : 24/09/2015; Date of Admission : 08/10/2015; Place of Admission of Execution : Pvt. Residence
(2)	SONU ROHRA, REPRESENTATIVE 73, BANGUR AVENUE, Block/Sector: C, P.O.- BANGUR AVENUE, P.S.- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative; Date of Execution : 24/09/2015; Date of Admission : 08/10/2015; Place of Admission of Execution : Pvt. Residence
(3)	VIJAY AGARWAL, REPRESENTATIVE 5A, SUHASINI GANGULY SARANI, P.O.- BHOWANIPURE, P.S.- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative; Date of Execution : 24/09/2015; Date of Admission : 08/10/2015; Place of Admission of Execution : Pvt. Residence
(4)	YOGESH ROHRA, REPRESENTATIVE 73, BANGUR AVENUE, Block/Sector: C, P.O.- BANGUR AVENUE, P.S.- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative; Date of Execution : 24/09/2015; Date of Admission : 08/10/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identiflor Details			
Sl No.	Identifier Name & Address	Identiflor of	Signature
1	TARUN KANTY DEY Son of Late SHYAMAL CH DEY ALIPORE JUDGES COURT, P.O.- ALIPORE, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	SANJIV DABRIWAL, GOPAL AGARWAL, SONU ROHRA, VIJAY AGARWAL, YOGESH ROHRA	



Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091



D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Santanu Singha
Address	ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



Office of the A.D.S.R. BEHALA, District: South 24-Parganas

Endorsement For Deed Number : I - 160708311 / 2015

Query No/Year	16071000248752/2015	Serial no/Year	1607008596 / 2015
Deed No/Year	I - 160708311 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	YOGESH ROHRA	Presented At	Private Residence
Date of Execution	24-09-2015	Date of Presentation	08-10-2015

Remarks

On 02/09/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,35,60,002/-

(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

On 08/10/2015

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

Presented for registration at 22:10 hrs on : 08/10/2015, at the Private residence by YOGESH ROHRA,

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

Execution is admitted on 08/10/2015 by

1. SANJIV DABRIWAL REPRESENTATIVE, ELITE MERCHANTS PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S - Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
2. SANJIV DABRIWAL REPRESENTATIVE, B U GARDENS PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S - Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
3. SANJIV DABRIWAL REPRESENTATIVE, DEVELOPMENT CORPORATION PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
4. SANJIV DABRIWAL REPRESENTATIVE, GOONJA TRADING PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
5. SANJIV DABRIWAL REPRESENTATIVE, SHOONATH MARKETING PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
6. SANJIV DABRIWAL REPRESENTATIVE, B U FARMA PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
7. SANJIV DABRIWAL REPRESENTATIVE, CLATITY MERCHANTILE PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
8. SANJIV DABRIWAL REPRESENTATIVE, RIDDHI SIDDHI CONCLAVE PVT LTD, 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

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C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone :- (Premises Not Located On D.H. Road --), Premises No. 282/29/1/7, Ward No: 144	(Premises Not Located On D.H. Road --)	42 Katha 9 Chatak 44 Sq Ft	49,70,000/-	5,14,60,002/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	7000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	7000 Sq Ft.	30,000/-	21,00,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
				



9. SANJIV DABRIWAL REPRESENTATIVE, RIDDHI SIDDHI COMPLEX PVT LTD, 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

10. SANJIV DABRIWAL REPRESENTATIVE, SPARTAN CONSULTANTS AND FINVEST PVT LTD, 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

11. SANJIV DABRIWAL REPRESENTATIVE, PIZZA FINVEST PVT LTD, 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Identified by TARUN KANTY DEY, Son of Late SHYAMAL CH DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 08/10/2015 by

GOPAL AGARWAL REPRESENTATIVE, GURUKRIPA REALCOM L L P, 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by TARUN KANTY DEY, Son of Late SHYAMAL CH DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 08/10/2015 by

SONU ROHRA REPRESENTATIVE, GURUKRIPA REALCOM L L P, 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by TARUN KANTY DEY, Son of Late SHYAMAL CH DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 08/10/2015 by

VIJAY AGARWAL REPRESENTATIVE, GURUKRIPA REALCOM L L P, 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by TARUN KANTY DEY, Son of Late SHYAMAL CH DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 08/10/2015 by

YOGESH ROHRA REPRESENTATIVE, GURUKRIPA REALCOM L L P, 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by TARUN KANTY DEY, Son of Late SHYAMAL CH DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By

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(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 15/10/2015

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 55,017/- (B = Rs 54,989/- , E = Rs 28/-) and Registration Fees paid by Cash Rs 17/-, by Draft Rs 55,000/-.

Description of Draft

1. Rs 5,500/- is paid, by the Draft (other) No: 775145000403, Date: 24/09/2015, Bank: STATE BANK OF INDIA (SBI), SEALDAH.

Description of Draft

1. Rs 49,500/- is paid, by the Draft (other) No: 8222894000404, Date: 23/09/2015, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Draft Rs 75,000/-, by Stamp Rs 100/-.


Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 967581, Purchased on 06/02/2015, Vendor named A Chakraborty.

Description of Draft

1. Rs 25,500/- is paid, by the Draft (other) No: 775146000403, Date: 24/09/2015, Bank: STATE BANK OF INDIA (SBI), SEALDAH.

2. Rs 49,500/- is paid, by the Draft (other) No: 822289000404, Date: 23/09/2015, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.


(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

10/10/2020



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2015, Page from 123399 to 123466

being No 160708311 for the year 2015.



Digitally signed by BISWARUP
GOSWAMI
Date: 2015.11.02 17:38:26 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 02/11/2015 5:38:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

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at 2, Rowland Road, Kolkata - 700 020, having PAN AACCB2595A (3) **DEVELOPMENT CORPORATION PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AABCD0747K (4) **GOONJA TRADING PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AABCG8154B (5) **BHOONATH MARKETING PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AABCB3659C (6) **B.U. FARMS PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AACCB2450L (7) **CLARITY MERCHANTILE PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AABCC1713E (8) **RIDDHI SIDDHI CONCLAVE PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AADCR9605C (9) **RIDDHI SIDDHI COMPLEX PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AADCR9606B (10) **SPARTAN CONSULTANTS & FINVEST PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AAEC54687G (11) **FIZZA FINVEST PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, having PAN AAACF4417D. all hereinafter collectively called and referred to as the "OWNERS" (which expression unless repugnant to the context shall mean and include their successors-in-office, administrators, representatives and assigns) of the ONE PART.

All the companies are represented by one of their directors SRI SANJIV DABRIWAL

Sanjiv Dabrial
Vijay Agarwal

Sanjiv Dabrial
Jogendra Kishore

contd....p/3



A.D.S.R. Bahale

8 OCT 2015

Dist. South 24 Pgs.

GURUKRIPA REALCOM LLP, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Ground Floor, Kolkata - 700 055, having PAN AAQFG0841K, hereinafter called and referred to as the "DEVELOPER" (which expression unless repugnant to the context shall mean and include its successors-in-office, administrators, representatives and assigns) of the **OTHER PART**.

The company hereto is represented by its directors **SRI YOGESH ROHRA, SRI SONU ROHRA, SRI VIJAY AGRAWAL** and **SRI GOPAL AGARWAL**.

DEVOLUTION OF TITLE :

A.1: One Patarpur Cooling Towers Limited was sole and absolute owner and in peaceful position of Sali land admeasuring 7 katta 8 chittack more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza - Joka, J.L. no. 21, Police Station - Thakurpukur, Dist. - 24-Parganas South.

2. By virtue of a deed of sale executed on 15.07.2010 said Patarpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Elite Merchants Pvt. Ltd. (owner no. 1 herein). The deed of sale was registered in the office of the ADRB Behala and recorded in Book No. I, C.D Volume No. 17, Pages 6207 to 6220, Being Deed No. 7025 for the year 2010.

3. After being owner of the aforesaid land Elite Merchants Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises no. 282/29/1/7, Diamond Park, ward No. 144, Kolkata - 700 104 and assessee No. being 71-144-05-0864-2 under Memo No. DM/INTRO/JK I-II/48-15 Dt. 31.05.2014.

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4. Thereafter Elite Merchants Pvt. Ltd. applied for and obtained no objection certificate from land acquisition department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

5. Thereafter Elite Merchants Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Parganas (South) as the land is not vested under Memo No. 1479/U.L.C dt. 17.01.2014.

6. Elite Merchants Pvt. Ltd. also mutated their name in the Record of Rights (Porcha) dt. 24.11.2011 under Khatian No. 2949 in L.R. Dag No. 792 having 12 Decimals of land.

7. Elite Merchants Pvt. Ltd. also paid the up to date Khajna (Tax) being No. 2568150 dt. 28.05.2014.

8. Elite Merchants Pvt. Ltd. also applied and obtained conversion certificate being conversion memo no. 6/P/429 dt. 27.03.2014.

B.1. Paharpur Cooling Towers Limited was absolute owner and in peaceful position of Sali land admeasuring 4 kattha 12 chittack more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza – Joka, J.L. no. 21, P.S. Thakurpukur, Dist. : 24-Parganas South

2. By virtue of a Deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of B.U. Gardens Pvt. Ltd. (owner no. 2 herein). The deed of sale was registered in the office of the ADSR Behala and recorded in Book No. 1, CD Volume No. 17, Pages 6221 to 6234, Being Deed No. 7026 for the year 2010.

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3. After being owner of the aforesaid land said B.U. Gardens Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises no. 282/29/1/2, Diamond Park, ward No. 144, Kolkata – 700 104 and assessee No. being 71-144-05-0859-9 under Memo No. DM/TNTRD/JK I-II/14-15 dt. 31.05.2014.

4. Thereafter B.U. Gardens Pvt. Ltd. applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A.(Inf) 968 dt. 18.03.2014.

5. Thereafter B.U. Gardens Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Pgs. (south) as the land is not vested under Memo No. 1479/ULC dt. 17.01.2014.

6. B.U. Gardens Pvt. Ltd. also mutated their name in the record of Rights (Parcha) dt. 24.11.2011 under Khatian No. 2137 in I.R. Dag No. 792 having 08 Decimals of land.

7. B.U. Gardens Pvt. Ltd. also paid the up to date khajna (tax) Being no. 2568138 DT. 28.05.2014.

8. B.U. Gardens Pvt. Ltd. also applied and obtained conversion certificate being conversion memo no. 1/1127 dt. 24.08.2012.

C.1. Paharpur Cooling Towers Limited was the full and absolute owner and in vacant position of Sali land admeasuring 4 kattahu 6 chittack, more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza – Joka, I.L. no. 21, P.S. Thakurpukur, Dist. 24-Parganas South.

2. By virtue of a Deed of Sale executed on 15.07.2010 said Paharpur Cooling Towers

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Limited sold conveyed and transferred the aforesaid land in favour of Development Corporation Pvt. Ltd., The said deed was registered in the office of the ADSR Bahala and recorded in Book No. 1, CD Volume No. 17, Pages 6235 to 6248, being deed No. 7027 for year 2010 and thus by virtue of the above purchase M/s. B.U. Gardens Pvt. Ltd. become the absolute owner of the aforesaid land.

3. After being owner of the aforesaid land said Development Corporation Pvt. Ltd., (Company) mutated their name with the Kolkata Municipal Corporation and obtained premises no. being 282/29/1/7, Diamond Park, Ward No. 144, Kolkata -- 700 104 and assessee No. being 71-144-05-0864-2 under Memo No. DM/INTRD/JK 1-II/48/14-15 dt. 31.05.2014.

4. Thereafter Development Corporation Pvt. Ltd., applied for and obtained No. objection certificate from land acquisition department as the land is not affected in any LA proceedings under Memo no. L.A.(Inf) 968 dt. 18.03.2014.

5. Thereafter Development Corporation Pvt. Ltd., applied for and obtained No. objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Parganas (south) as the land is not vested under Memo No. 1479/ULC dt. 17.01.2014.

6. Development Corporation Pvt. Ltd., also mutated their name in the record of rights (Porcha) dt. 09.12.2011 under Khatian No. 2947 in L.R. Dag No. 792 having 07 decimals of land.

7. Development Corporation Pvt. Ltd., also paid the up to date khajna (Tax) being no. 2568137 dt. 28.05.2014.

8. Development Corporation Pvt. Ltd., also applied and obtained conversion

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D. 1. M/s. Paharpur Cooling Towers Limited was the full and absolute owner and in vacant position of Sali land admeasuring 1 kattaha 12 chittack more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Goonja Trading Pvt. Ltd. (owner no. 4 herein). Said deed was registered in the office of the ADJR Behala and recorded in Book No. I, CD Volume No. 17, Pages 6249 to 6262; Being Deed No. 7029 for the year 2010 and thus by virtue of the above purchase M/s. Development Corporation Pvt. Ltd. become the absolute owner of the aforesaid land.

3. After being owner of the aforesaid land said Goonja Trading Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/4, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0861-7 under Memo No. DM/TNTRD/LJK 1-11/009/14-15 dt. 31.05.2014.

4. Thereafter Goonja Trading Pvt. Ltd. applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

5. Thereafter Goonja Trading Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, alipore, 24-Pgs. (South) as the land is not vested under Memo no. 1479/ULC dt. 17.01.2014.

6. Goonja Trading Pvt. Ltd. also mutated their name in the Record of Rights

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(Foreha) dt. 01.12.2011 under Khatian No. 2940 in L.R. Dag No. 792 having 07 decimals of land.

7. Goonja Trading Pvt. Ltd. also paid the up to date khajna (Tax) being No. 2568143 dt. 28.05.2014.

8. Goonja Trading Pvt. Ltd. also applied and obtained conversion certificate being conversion memo no. 1/1122 dt. 24.08.2012.

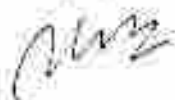
E. 1. M/s. Paharpur Cooling Towers Limited was the full and absolute owner and in vacant position of Sali land admeasuring 3 kartaia 9 chittaek 25 square feet more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, P.S. Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Bhoothnath Marketing Pvt. Ltd. (owner no. 5 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No. 1, CD Volume No. 17, Pages 6263 to 6276, Being Deed No. 7030 for the year 2010.

3. After being owner of the aforesaid land said Bhoothnath Marketing Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/6, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0863-0 under Memo No. DMTRD/JK 1 -11/47/14-15 dt. 31.05.2014.

4. Thereafter Bhoothnath Marketing Pvt. Ltd. applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

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5. Thereafter Bhoothnath Marketing Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Pgs (South) as the land is not vested under Memo no. 1479/ULC dt. 17.01.2014.

6. Bhoothnath Marketing Pvt. Ltd. also mutated their name in the Record of Rights (Porcha) dt. 01.12.2011 under Khatian No. 2961 in L.R. Dag No. 792 having 06 decimals of land.

7. Bhoothnath Marketing Pvt. Ltd. also paid the up to date khajna (Tax) being No. 2568148 dt. 28.05.2014.

8. Bhoothnath Marketing Pvt. Ltd. also applied and obtained conversion certificate being conversion memo no. 1/596 dt. 07.06.2012.

F. 1. Paharpur Cooling Towers Limited was absolute owner and in vacant position of Sali land admeasuring 3 kattaba 13 chittack 25 square feet more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of B.U. Farms Pvt. Ltd. (owner no. 6 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No: 1, CD Volume No. 17, Pages 6277 to 6290, Being Deed No. 7031 for the year 2010.

3. After being owner of the aforesaid land said B.U. Farms Pvt. Ltd (Company) mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/3, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No.

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4. Thereafter B.U. Farms Pvt. Ltd applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

5. Thereafter B.U. Farms Pvt. Ltd applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Pgs. (South) as the land is not vested under Memo no. 1479/U.L.C dt. 17.01.2014.

6. B.U. Farms Pvt. Ltd. also mutated their name in the Record of Rights (Pereha) dt. 09.12.2011 under Khatian No. 2941 in L.R. Dag No. 792 having 06 decimals of land.

7. B.U. Farms Pvt. Ltd also paid the up to date khajna (Tax) being No. 2568145 dt. 28.05.2014.

8. B.U. Farms Pvt. Ltd also applied and obtained conversion certificate being conversion memo no. 1/1074 dt. 16.08.2012.

G. 1. Paharpur Cooling Towers Limited was absolute owner and in vacant position of Sali land admeasuring 1 kattaha 15 chittack 29 square feet more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of registered deed of sale dt. 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Clarity Mercantile Pvt. Ltd. (owner no. 6 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No. 1, CD Volume No. 17, Pages 6291 to 6304, Being Deed No.

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3. After being owner of the aforesaid land said Clarity Mercantile Pvt. Ltd mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/5, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0862-9 under Memo No. DM/TNTRD/LJK I-II/007/14-15 dt. 04.04.2014.

4. Thereafter Clarity Mercantile Pvt. Ltd applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

5. Thereafter Clarity Mercantile Pvt. Ltd applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Pgs. (South) as the land is not vested under Memo no. 1479/ULC dt. 17.01.2014.

6. Clarity Mercantile Pvt. Ltd also mutated their name in the Record of Rights (Parcha) dt. 29.11.2011 under Khatian No. 2948 in L.R. Dag No. 792 having 03 decimals of land.

7. Clarity Mercantile Pvt. Ltd also paid the up to date khajna (Tax) being No. 2568144 dt. 28.05.2014.

8. Clarity Mercantile Pvt. Ltd also applied and obtained conversion certificate being conversion memo no. 1/1069 dt. 16.08.2012.

H. I. Paharpur Cooling Towers Limited was absolute owner and in vacant position of Sali land admeasuring 1 kattaha 2 chittack 22 square feet more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, Police

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2. By virtue of registered deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Riddhi Siddhi Conclave Pvt. Ltd. (owner no. 8). The deed was registered in the office of the ADJR Behala and recorded in Book No. I, CD Volume No. 17, Pages 6305 to 6318, Being Deed No. 7033 for the year 2010.
3. After being owner of the aforesaid land said Riddhi Siddhi Conclave Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/7, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0864-2 under Memo No. DMTRD/JK I-II/48/14-15 Dt. 31.05.2014.
4. Thereafter Riddhi Siddhi Conclave Pvt. Ltd. applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Int) 968 dt. 18.03.2014.
5. Thereafter Riddhi Siddhi Conclave Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer, Sndar, Alipore, 24-Pgs. (South) as the land is not vested under Memo no. 1479/ULC dt. 17.01.2014.
6. Riddhi Siddhi Conclave Pvt. Ltd. also mutated their name in the Record of Rights (Porcha) dt. 09.12.2011 under Khatian No. 2962 in L.R. Dag No. 792 having 03 decimals of land.
7. Riddhi Siddhi Conclave Pvt. Ltd. also paid the up to date khajna (Tax) being No. 2568139 dt. 28.05.2014.

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8. Riddhi Siddhi Conclave Pvt. Ltd. also applied and obtained conversion certificate being conversion memo no. 1/1121dt. 24.08.2012.

1. M/s. Paharpur Cooling Towers Limited was absolute owner and in vacant position of Sali land admeasuring 5 kattaha 0 chittack 0 square feet more or less comprised in R.S. Dag No. 792, R.S. Khatian No. 525, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 15.07.2010 said Paharpur Cooling Towers Limited sold conveyed and transferred the aforesaid land in favour of Riddhi Siddhi Complex Pvt. Ltd. (owner no. 9 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No. I, CD Volume No. 17, Pages 6319 to 6332, Being Deed No. 7034 for the year 2010.

3. After being owner of the aforesaid land said Riddhi Siddhi Complex Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/7, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessece No. being 71-144-05-0864-2 under Memo No. DM/TNTRD/JK I-II/48/14-15 dt. 31.05.2014.

4. Thereafter Riddhi Siddhi Complex Pvt. Ltd. applied for and obtained no objection certificate from Land Acquisition Department as the land is not affected in any L.A. proceedings under Memo No. L.A. (Inf) 968 dt. 18.03.2014.

5. Thereafter Riddhi Siddhi Complex Pvt. Ltd. applied for and obtained no objection certificate from the office of the Urban Land Ceiling Officer Sadar, Alipore, 24-Pgs. (South) as the land is not vested under Memo no. 1479/U.L.C dt. 17.01.2014.

6. Riddhi Siddhi Complex Pvt. Ltd. also mutated their name in the Record of Rights

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(Porcha) dt. 29.12.2011 under Khatian No. 2950 in L.R. Dag No. 792 having 08 decimals of land.

7. Riddhi Siddhi Complex Pvt. Ltd., also paid the up to date khajna (Tax) being No. 2568149 dt. 28.05.2014.

8. Riddhi Siddhi Complex Pvt. Ltd., also applied and obtained conversion certificate being conversion Memo No. I/592 dt. 07.06.2012.

J. 1. One Pranati Banerjee and others were absolute owner and in vacant position of Sali land admeasuring 4 kattaba 5 chittack 12.5 square feet more or less comprised in R.S. Dag No. 795, LR dag no. 795/1050, R.S. Khatian No. 503, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 19.04.2010 said Pranati Banerjee and others sold conveyed and transferred the aforesaid land in favour of Spartan Consultants & Finvest Pvt. Ltd. (owner no. 10 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No. 1, CD Volume No. 10, Pages 5960 to 5976, Being Deed No. 4056 for the year 2010.

3. After being owner of the aforesaid land said Spartan Consultants & Finvest Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/1, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0858-7 under Memo No. DMTNTRD/JK 1-II/45/14-15 dt. 31.05.2014.

4. Spartan Consultants & Finvest Pvt. Ltd. also mutated their name in the Record of Rights (Porcha) dt. 27.01.2012 under Khatian No. 2980 in L.R. Dag No. 795/1050 having 07 decimals of land.

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5. The company also paid the up to date khajna (Tax) being No. 2568146 dt. 28.05.2014.

6. Spartan Consultants & Finvest Pvt. Ltd also applied and obtained conversion certificate being conversion Memo No. 1/1072 dt. 16.08.2012.

K. 1. Ms. Pranati Banerjee and others were absolute owners and in vacant position of Sali land admeasuring 4 kattahā 5 chittāck 12.5 square feet more or less comprised in R.S. Dag No. 795, L.R. Dag No. 795/1050, R.S. Khatian No. 503, Mouza Joka, J.L. No. 21, Police Station - Thakurpukur, Dist.: 24-Parganas South.

2. By virtue of a deed of sale executed on 19.04.2010 said Ms. Pranati Banerjee and others sold conveyed and transferred the aforesaid land in favour of Fizza Finvest Pvt. Ltd. (owner no. 11 herein). The deed was registered in the office of the ADSR Behala and recorded in Book No. 1, CD Volume No. 10, Pages 5454 to 5470, Being Deed No. 4057 for the year 2010.

3. After being owner of the aforesaid land said Fizza Finvest Pvt. Ltd. mutated their name with the Kolkata Municipal Corporation and obtained premises No. being 282/29/1/1, Diamond Park, Ward No. 144, Kolkata - 700 104 and Assessee No. being 71-144-05-0858-7 under Memo No. DM/TNTRD/JK I-II/45/14-15 dt. 31.05.2014.

4. Fizza Finvest Pvt. Ltd. also mutated their name in the record of rights (Porcha) dt. 27.01.2012 under Khatian No. 2979 in L.R. Dag No. 795/1050 having 07 decimals of land.

5. Fizza Finvest Pvt. Ltd. also paid the up to date khajna (Tax) being No. 2568147 dt. 28.05.2014.

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6. Fizza Invest Pvt. Ltd. also applied and obtained conversion certificate being conversion Memo No. 1/590 dt. 07.06.2012.



L. The owners thus, by virtue of several deeds as aforesaid, became owners in respect of ALL THAT piece and parcel of land admeasuring 42 katha 9 chittak 44 square feet more or less in aggregate, comprised in L.R. Dag Nos. 792 & 795/1050, L.R. Khatian Nos. 2137, 2940, 2941, 2947, 2948, 2949, 2950, 2961, 2962, 2979 and 2980 under Mouza - Joka, J.L. No. 21, being the Kolkata Municipal Corporation premises Nos. 282/29/1/1, 282/29/1/2, 282/29/1/3, 282/29/1/4, 282/29/1/5, 282/29/1/6 and 282/29/1/7, Diamond Park, under the Kolkata Municipal Corporation ward No. 144, Police Station - Thakurpukur, Kolkata - 700 104, Dist : 24-Pargnas (South), (more fully and particularly described in the first schedule hereunder written and for brevity hereinafter referred to as the SAID PREMISES).

M. The owners, with the intent to develop the said premises by constructing multi storied buildings thereon, enter into this agreement with the developer for construction of such buildings for the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

ARTICLE : I

1.1. OWNERS : (1) ELITE MERCHANTS PVT. LTD. (2) B.U. GARDENS PVT. LTD., (3) DEVELOPMENT CORPORATION PVT. LTD. (4) GOONJA TRADING PVT. LTD. (5) BHOONATH MARKETING PVT. LTD. (6) B.U. FARMS

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PVT. LTD. (7) CLARITY MERCHANTILE PVT. LTD., (8) RIDDHI SIDDHI CONCLAVE PVT. LTD. (9) RIDDHI SIDDHI COMPLEX PVT. LTD., (10) SPARTAN CONSULTANTS & FINVEST PVT. LTD. (11) PIZZA FINVEST PVT. LTD.

1.3. DEVELOPER : GURUKRIPA REALCOM LLP



1.4. PREMISES : ALL THAT piece and parcel of land admeasuring 42 katha 9 chittak 44 square feet more or less in aggregate, comprised in L.R. Dag Nos. 792 & 795/1050, L.R. Khatian Nos. 2137, 2940, 2941, 2947, 2948, 2949, 2950, 2961, 2962, 2979 and 2980 under Mouza - Joka , J.L. No. 21, being the Kolkata Municipal corporation premises Nos. 282/29/1/1, 282/29/1/2, 282/29/1/3, 282/29/1/4, 282/29/1/5, 282/29/1/6 and 282/29/1/7, Diamond Park, under the Kolkata Municipal Corporation ward No. 144, Police Station - Thakurpukur, Kolkata - 700 104, Dist : South 24-Pargnas, (more fully and particularly described in the first schedule hereunder written).

1.5. DEVELOPMENT AGREEMENT : The instant agreement made between the owners and the developer.

1.6. BUILDING : Several multi-storied buildings to be constructed by the developer on the said premises in accordance with the building plan.

1.7. PLAN : The sanction of building plan to be obtained from the competent authority for construction of the said buildings at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.8. ARCHITECT : Sri Arup Chatterjee of P-139, Lake Road, Kolkata - 700 029 for planning, designing and supervising the said building.

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1.9. **ADVOCATE** : The person to be appointed by the owners and the developer who will look after all legal matters in connection with the project under this agreement.

1.10. **OWNERS' ALLOCATION** : Save and except the developer's allocation the area the owners will be entitled to in the building (more fully and particularly described in the second schedule hereunder written).

1.11. **DEVELOPER'S ALLOCATION** : Save and except the owners' allocation the area the developer will be entitled to in the building (more fully and particularly described in the third schedule hereunder written).

1.12. **REFUNDABLE ADVANCE** : The developer will keep with the owners a sum of Rs. 2,25,00,000-00 (Rupees two crore twenty five lakh) only free of interest whatsoever as security deposit in the following manner which the owners will refund to the developer prior or simultaneously upon taking possession of the owners' allocation :

i.	On the date of execution of the agreement - and registration of power of attorney	Rs. 50,00,000-00
ii.	Within seven days of amalgamation	Rs. 1,25,00,000-00
iii.	Within fifteen days from the date of obtaining sanction of building plan but before commencing of work	Rs. 50,00,000-00

Total - Rs. 2,25,00,000-00

1.13. **SALEABLE PORTION** : All the portion in the building which can be used as self contained unit without affecting the use of the common areas.

1.14. **COMMON SERVICE AREAS** : All the common service facilities to be enjoyed by

Vijay Agarwal  



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both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

1.15. **TRANSFERORS** : In context of this agreement the owners herein in respect of undivided proportionate share of land appertaining to the developer's allocation.

1.16. **TRANSFEREE** : In context of this agreement the purchaser who will purchase flat/space in the building along with undivided proportionate share of land from the areas appertaining to developer's allocation.

1.17. **TRANSFER** : Transfer of proportionate undivided share/interest of land in the said premises by the owners attributable to the developer's allocation.

1.18. **CONSIDERATION** : In this context the owners' allocation at the cost of the developer will be treated as consideration to be given to the owners against which the owners will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation.

1.19. **DELIVERY OF POSSESSION OF LAND** : In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the said premises as amicably agreed upon.

1.20. **TIME** : The developer will complete the said building and deliver the peaceful vacant physical possession of the owners' allocation within 36 months from the date of getting delivery of possession of the said premises from the owners free from all encumbrances or obtaining sanction of the building plan from the competent authority, whichever is later. However the developer will be given an extended six months to complete the project in the event of natural calamities.

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1.21. POWER OF ATTORNEY : The owners will execute power of attorney appointing the developer or its nominee as their lawful constituent attorney to do the acts stipulated hereunder.

1.22. COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their nominee (more fully and particularly described in the fifth schedule hereunder written).

1.23. UNDIVIDED SHARE : The undivided proportionate share or interest in the land of the premises attributable to the flat/car parking space/space pertaining to the developer's allocation.

1.24. PROJECT : The work of development of the said premises undertaken by the developer.

1.25. UNIT : Any independent flat/space in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

1.26. UNIT OWNER : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owner and the developer for the units held by them from time to time.

1.27. MANNER OF WORK and SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto).

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2. OWNERS represent as follows :-

2.1. The owners are the absolute owners in respect of their respective plots described in the first schedule hereunder written and averred in devolution of title.

2.2. There is no agreement holder in respect of the said premises.

2.3. There is no tenant in respect of the said premises.

2.4. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.

2.5. No person other than the owners have any right, title and interest of any nature whatsoever in the premises or any part thereof.

2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owner has a marketable title thereto.

2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.9. The owners have not in anyway dealt with the premises whereby the right, title

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and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.10. The owners shall have no difficulty in producing income tax clearance certificate or any permission, if required, for completion of transfer of the developer's allocation to the developer and/or its nominees and/or otherwise in fulfilling their obligations hereunder.

2.11. The owners are fully and sufficiently entitled to enter into this agreement as on the date of execution of this agreement.

ARTICLE III : OWNERS' RIGHT :

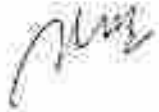

3.1. The owners will get the owners' allocation described in the second schedule hereunder written in complete habitable and/or useable condition without any hindrance from the developer.

ARTICLE IV – OWNERS' OBLIGATION :

4.1. The owners shall rectify all latent defects in the title of the premises, if any, at their own costs and expenses.

4.2. The owners will make delivery of possession of the said premises to the developer as mutually agreed upon for construction of multi storied buildings in the said premises in accordance to the terms and conditions stipulated in these presents.

4.3. The owners will get their respective plots of land amalgamated and obtained generation of a single premises no. against a single assessee no. from the Kolkata

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4.4. The owners will make all the documents and papers in respect of the said premises clear and conducive that the developer could submit building plan to the Kolkata Municipal Corporation. The owners will obtain further U.C, if required, against the said premises at their cost and initiative. Notwithstanding owners will have no liability to obtain clearances from Fire Brigade, Airport authority and other competent authorities may be required for obtaining sanction of plan.

4.5. The developer shall be entitled to construct and complete the building in accordance with the building plan without any interference or hindrance from the side of the owners.

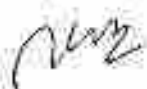
4.6. During the continuance of this agreement the owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.7. The owners will, if required, execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer's allocation in the building in accordance to the terms and conditions stipulated in these presents.

4.8. The owners will execute and register a general power of attorney in favour of the developer or its nominee authorising inter alia : to enter into agreement and to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the developer's allocation and receive consideration for the flats/spaces/car parking spaces/shop pertaining to the developer's allocation at its discretion.

4.9. The owners will, if required, execute agreement for sale in respect of sale of

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undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats and spaces pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.10. The owners, simultaneously upon execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those documents will remain with developer till the completion of the building. Thereafter the developer will hand over those documents to the Association of the building owners.

4.11. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.12. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.

4.13. The owners, if required, shall from time to time, will be a party in the deed of conveyance for sale and convey to the developer and/or its nominee the undivided proportionate share in the land contained in the premises appurtenant to the units and car parking spaces pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owners' allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.14. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owners shall be liable to meet up and remove the same at their own costs and expenses. In case the owners do not then the developer shall be at liberty to do so and to recover the said costs from the owners.

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4.15. That the owners shall, if required from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developers (doing the various works envisaged hereunder, including entering into agreement for sale in respect of developer's allocation (excluding the owners' allocation) and to receive all amount in pursuance thereof.

4.16. The owners will refund said amount of Rs. 2,25,00,000-00 (Rupees two crore twenty-five lakh) only free of interest to the developer. This amount of Rs. 2,25,00,000-00 (Rupees two crore twenty-five lakh) only will in no manner be adjusted with the owners' allocation.

4.17. The owners will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

4.18. The owners will bear all the expenses for amalgamation of the several plots as above into a single identity in the record of the Kolkata Municipal Corporation.

ARTICLE - V : DEVELOPER'S RIGHT

5.1. The owners hereby grant exclusive right to the developer to build and complete the building.

5.2. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser at any price of its discretion and receive advance/consideration in full in respect of the developer's allocation.

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5.3. The developer shall be entitled to occupy and use the said premises SUBJECT TO the terms of this agreement, for the duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staffs and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners.

5.6. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time in consultation with the owners.

5.7. The developer will be authorised in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8. The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser not prior but simultaneously upon making delivery of owners' allocation to the owners in complete useable conditions.

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5.9. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer to the intending purchaser.

5.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.11. The developer will be entitled to get the vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

5.12. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

ARTICLE - VI : DEVELOPER'S OBLIGATION :

6.1. The developer will submit building plan to the Kolkata Municipal Corporation within three months from the generation of a single assessee no. against the said premises from the Kolkata Municipal Corporation or obtaining all the documents conducive for getting building plan from the Kolkata Municipal Corporation, whichever is later. All the fees for obtaining plan to be imposed by the Kolkata Municipal Corporation will be borne by the developer.

6.2. The developer will deliver the owners' allocation in complete habitable and/or useable condition to the owners as agreed upon and described in the second schedule hereunder written within 36 months from the date of obtaining the peaceful vacant

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physical possession of the said premises from the owners or obtaining the sanction of the building plan from the Kolkata Municipal Corporation, whichever is later. Notwithstanding the developer will be entitled to another six months as extended time to complete the project.

6.3. All costs, charges and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the developer exclusively.

6.4. The developer will complete the owners' allocation with the specification annexed hereto.

6.5. The developer shall construct the building with standard materials available in the market.

6.6. The developer will bear all cost arising out of the construction of the building.

6.7. The developer will bear all the taxes and impositions of the premises and/or part thereof from the date of execution of this agreement till it delivers the owners' allocation to the owners.

6.8. The developer will provide the owners xerox copy of the sanction plan.

6.9. The developer will start work immediately from obtaining sanction plan and possession.

6.10. The developer shall abide by all the safety norms during construction of the proposed building and follow all statutory and legal norms and keep the owners indemnified.

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6.11. The developer will obtain necessary 'no objection' certificate and procure 'completion certificate' from the Kolkata Municipal Corporation.

6.12. The developer will be entitled to take home loan from any financial institution and/or any nationalized bank on the account of the buyers home loan in respect of the developer's allocation and not to attach the property in question by infringing the owners' right and interest of the property in any manner whatsoever and the owners will not be liable in any manner for the outstanding loans of the developer.

6.13. The developer shall bear, pay and discharge all costs, charges and expenses relating to or in any way connected with the construction of the said building, and development of the said premises including charges for other bodies and the owners shall have no liability whatsoever in this context.



6.14. Till the owners refund said Rs. 2,25,00,000-00 (Rupees two crore twenty-five lakh) only the developer will not be liable to deliver the owners' allocation to the owners.

ARTICLE VII: OWNERS' INDEMNITY:

7.1. The developer will indemnify the owners against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

7.2. The developer will indemnify and keep the owners indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.

7.3. The developer will keep the owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance

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7.4. The developer will indemnify the owners against all claims or demand that may be made due to any thing done by the developer during the construction of the said building.

7.5. The developer will indemnify the owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident or of any other loss.

7.6. The developer will indemnify the owners against any demand and/or claim made by the unit holder for manufacturing defect in respect of the developer's allocation and/or the owners' allocation.

7.7. The developer will indemnify the owners against any action taken by the Corporation and/or other authority for any illegal or faulty construction or otherwise of the building.

ARTICLE VIII : COMMON UNDERSTANDINGS :

8.1. In case it is required to pay any outstanding dues to the Panchayat/ BL&LRO/Zila Parishad/Kolkata Municipal Corporation and/or any other outgoings and liabilities in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof for the time being but will get the same paid by the owners back on submission of bills and others. The developer shall pay the Municipal rates and taxes and electricity bills till the date of handing over possession of the owners' allocation to the owners.

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8.2. The owners shall be solely and exclusively entitled to the owners' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

8.3. The owners' allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developer for and on behalf of itself.

8.4. The owners and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective areas SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto common expenses and other matter of common interest), the owner and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.

8.5. The owners shall be entitled to all monies that be received from the unit owners of the owners' allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owners.

8.6. The developer will provide electricity connection from the CESC or WBSEB for the entirety of the building including the owners' allocation. The cost of installing

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transferor will be borne proportionately by the owners and the developers and/or their respective assignees.

8.7 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with other buildings containing ownership flats. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.8 If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall be confirming party in respect of the owners' area.

ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

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9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.



9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocations on and from date of getting physical possession of the units.

ARTICLE X: MISCELLANEOUS:

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists.

10.3. The owners' allocation and the developer's allocation in the building will demarcated after obtaining the building plan from the competent authority. If further floors can be casted within the ambit of the Kolkata Municipal Corporation law then the

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ratio of the owners' allocation and the developer's allocation in respect of the further floors will be same as averted herein

ARTICLE XI : FORCE MAJURE :

11.1. The developer will obtain plan and complete the owners' allocation within the stipulated period unless it is prevented by the circumstances like natural calamities, dearth of labourer, want of building materials etc. which may be found beyond control of the developer.

ARTICLE XII : JURISDICTION :

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

ARTICLE XIII : ARBITRATION :

13.1. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties. The Arbitrators shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act 1996.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(description of the said premises)

ALL THAT piece and parcel of land admeasuring 42 katha 9 chittak 44 square feet more or less in aggregate, comprised in L.R. Dag Nos. 792 & 795/1050, L.R. Khatian Nos.

Vijay Agarwal *Mishra* *J.R.*



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2137, 2940, 2941, 2947, 2948, 2949, 2950, 2961, 2962, 2979 and 2980 under Mouza -

Joka, J.L. No. 21, being the Kolkata Municipal Corporation premises Nos. 282/29/1/1,

282/29/1/2, 282/29/1/3, 282/29/1/4, 282/29/1/5, 282/29/1/6 and 282/29/1/7, Diamond
having 7000 square feet tile shed structure in ~~land~~ plot.
Park, under the Kolkata Municipal Corporation Ward No. 144, Police Station -

Thakurpukur, Kolkata - 700 104, Dist : South 24-Parganas, butted and bounded in the following manner:

- On the North = by part of R.S. Dag No., 792
- On the South = by part of R.S. Dag No. 792, 796 and 795/1050
- On the East = by part of R.S. Dag No. 792, 795/1050 and 24' feet wide road
- On the West = by 24' feet wide road

THE SECOND SCHEDULE AS REFERRED TO ABOVE
(OWNERS' ALLOCATION)

Save and except the developer's allocation as described in the third schedule hereunder the owners will be entitled to ALL THAT the 36% of all the saleable areas in the buildings ALONG WITH undivided proportionate share in the common areas and facilities attached thereto as per plan TOGETHER WITH undivided proportionate share and interest in the land of the said premises. The common areas in the building and/or the said premises will be used in common with the developer. The exact demarcation will amicably be done only after obtaining the building plan.

THE THIRD SCHEDULE AS REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

SAVE and except the owners' allocation as described in the second schedule hereinabove the developer will be entitled to rest 64% of all the saleable area in the building ALONG WITH undivided proportionate share in the common areas and facilities attached thereto

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as per plan TOGETHER WITH undivided proportionate share and interest in the land in the said premises. The common areas in the building and/or the said premises will be used in common with the owners. The exact demarcation will amicably be done only after obtaining the building plan.

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(common areas)

R. C. C. Columns,

Under ground water reservoir,

Overhead water tank, boundary wall.

Space for meter and pump.

Passage, courtyard, open areas with all easement rights.

Septic tank,

Stair and stair case, stair top room.

Electric installations ,

Lift, lift well, and

Ultimate roof open to the sky

All other areas to be used commonly by the flat/space owners of the building.

THE FIFTH SCHEDULE AS REFERRED TO ABOVE

(common expenses to be effected from the date of transfer)

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

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Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

IN WITNESSES WHEREOF the parties hereto put their respective hand and seal on these presents on the day month and year first above written.

WITNESSES:

1.

Tarun Kanzi Dey
Ali Para Judges Court
Kol- 27.

PIZZA FINVEST PVT LTD
SPARTAN CONSULTANT & FINVEST PVT LTD
DEVELOPMENT CORPORATION PVT LTD
FIDDI SIDDH COMPLEX PVT LTD
GOONJA TRADING PVT LTD
H U FARMS PVT LTD
PIDDHI SIDDHI CONCLAVE PVT LTD
HOOPTATHI MARKETING PVT LTD
B H GARDENS PVT LTD
ELASTY MERCANTILE PVT LTD
ELITE MERCHANTS PVT LTD



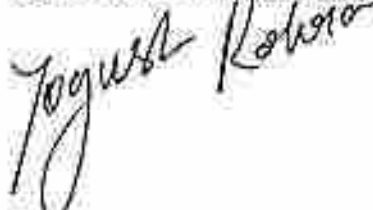
(SANTIV DABRAL)

Director/Authorised Signatory

(OWNERS)

2. Ranjit Samalder
170 Bijoy gear
KOL- 32.

GURUKRIPA REALCOM LLP.



Director

GURUKRIPA REALCOM LLP.



Director

GURUKRIPA-REALCOM LLP.

Director

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A.D.S.R. Behala

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GURUKRIPA REALCOM LLP.

Neel Anand
Director

GURUKRIPA REALCOM LLP.

Sonu Kulkarni
Director

(DEVELOPER)

Drafted by me and prepared in my office

Santanu Singha
Santanu Singha,

Advocate (WB 785/1992)

Alipore Judges, Court,

Bar Library No. 2,

Kolkata - 700 027.

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17/10/2015
10:10 AM



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RECEIVED from the within named developer the within mentioned sum of Rs.
50,00,000-00 (Rupees fifty lakh) only in the following manner :

Bank	Branch	Cheq no.	Date	Amount
Bank of Baroda	Tegharia	168284	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168285	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168286	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168287	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168288	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168289	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168290	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168291	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168292	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168293	17.03.2015	Rs. 5,00,000.00
- Do -	- Do -	168294	17.03.2015	Rs. 2,00,000.00

TOTAL = Rs. 50,00,000.00

WITNESSES:

1. *Tarun Kanti Das*

2. *Ranjit Samal*

(OWNERS)

10/10/2020
10/10/2020
10/10/2020



A.D.S.R. Behala

8 OCT 2020

FOUNDATION :

The foundation of the building shall be reinforced cement concrete.

STRUCTURE :

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION :

Attractive designed front elevation with exclusive finish.

WALLS :

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick., Both to be bounded with cement mortar.

PLASTERING :

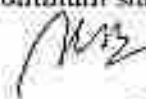
All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING :

All and other flooring and skirting inside the flat including the balcony shall be made with 2x2 vitrified tiles. The toilets shall have 6' glazed ceramic tiles with anti skid vitrified tile flooring. The kitchen will have anti skid vitrified tiles.

DOORS :

All doors frame will be made of sal wood. The main door will be of commercial flush door. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have flush door with aluminum sheet. The



contd... p/b



A.D.S.R. Benhal

8 OCT 2013

Dist. South 24 Pgs.

WINDOWS :

All window shall be of sliding anodized/power coated aluminum fitted with glass without integrated grill.

TOILET FITTINGS :

All toilets will have anti skid vitrified tiles. Toilets will be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

KITCHEN FITTINGS/FIXTURES :

The kitchen will have anti skid vitrified tiles flooring. The kitchen shall have R.C.C. cooking platform with marble/granite. 3' dodo ceramic tiles will be provided on cooking slab.

ROOF : Proper roof treatment with water proofing and adequate heat waving.

STAIRS : All landings and steps of the stair-case will be of marble.

ELECTRICALS : Meter-Individual meter to be fitted by individual costing.

All electrical lines to be concealed having quality copper wires of proper gauge of ISI marks with earthing arrangements all switch boards to be of semi modular type with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed Rooms : Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms. Only. One Washing point.

Toilets : One light point, one exhaust fan point, 15 Amps, one Geezer point.

y/low *Vijay Agarwal* *Muz*

10/10/2016



A.D.S.R. Behala

8 OCT 2016

Living/Dining Room : Two light points, two fan points one plug point (15 amps), one T.V. point and one Refrigerator point.

Kitchen : Aqua guard point and exhaust point with a 15amp. point

Stairs : One light point in each landing.

Roofs : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of marble.

Ground floor : Total opening land to be laid with cruzy or checker tiles.

WATER SUPPLY :

One underground water reservoir for storing water to be supplied by the Kolkata Municipal Corporation is to be provided with adequate horse power capacity of pump of reputed make.

The owners will not pay any extra charge for the building and for getting the specification as annexed hereto. But they have to pay extra money if they ask for any extra work other than what are averred hereto.

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A.D.S.R. Benares

8 OCT 2011












Government of West Bengal

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

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16071000248752/2015

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
1.0	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [B-U FARMA PVT.LTD.]			 08/10/15 SANJIV DABRIWAL
1.1	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [B U GARDEN S PVT LTD.]			 08/10/15
1.2	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [BHOONA TH MARKETI NG PVT LTD.]			 08/10/15
1.3	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [CLATITY MERCHA NTILE PVT LTD.]			 08/10/15

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A. D. S. H. Behara

8 OCT 1953

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.4	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [DEVELOPMENT CORPORATION PVT LTD.]			 08/10/15
1.5	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [ELITE MERCHANTS PVT LTD.]			 08/10/15
1.6	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [FIZZA FINVEST PVT LTD.]			 08/10/15
1.7	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [GOONJIA TRADING PVT LTD.]			 08/10/15
1.8	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [RIDDHI SIDDHI COMPLEX PVT LTD.]			 08/10/15

20/10/2024

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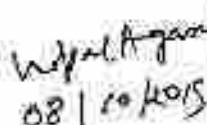


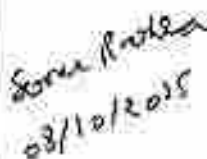
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A.D.S.R. Behal

8 OCT 2024

Dist. South Arcot Pgs.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.9	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O-> LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [RIDDHI SIDDIHI CONCLAVE PVT LTD]			 08/10/15
1.10	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O-> LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [SPARTAN CONSULTANTS AND FINVEST PVT LTD]			 08/10/15
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	GOPAL AGARWAL 5A, SUHASINI GANGULY SARANI, P.O-> KALIGHAT, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Developer [GURUKRIPA REALCO M L L P]			 08/10/2015
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SONU ROHRA 73, BANGUR AVENUE, Block/Sector: C, P.O-> BANGUR AVENUE, P.S.- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Developer [GURUKRIPA REALCO M L L P]			 08/10/2015








A.D.S. 4. சிவகாசி

8 OCT 2011

Dist. Sivakasi 221211

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
4	VIJAY AGARWAL SA, SUHASINI GANGULY SARANI, P.O.- BHOWANIPORE, P.S.- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Developer [GURUKR IPA REALCO M.L.L.P.]			<i>Vijay Agarwal</i> <i>8/10/15</i>
5	YOGESH ROHRA 73, BANGUR AVENUE, Block/Sector: C, P.O.- BANGUR AVENUE, P.S.- Lake Town, District-North 24- Parganas, West Bengal, India, PIN - 700055	Represent ative of Developer [GURUKR IPA REALCO M.L.L.P.]			<i>Yogesh Rohra</i> <i>8/10/15</i>
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	TARUN KANTY DEY Son of Late SHYAMAL CH DEY ALIPORE JUDGES COURT, P.O.- ALIPORE, P.S.- Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027	SANJIV DABRIWAL, GOPAL AGARWAL, SONU ROHRA, VIJAY AGARWAL, YOGESH ROHRA			<i>Tarun Kanti Dey.</i> <i>08/10/2015</i>

(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal



A.D.S.R. Behal

8 OCT 2015

Dist. South 24 Pgs.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16071000248752/2015	Query Date	02/09/2015 11:23:39 AM
Office where deed will be registered	A.D.S.R. BEHALA District South 24-Parganas		
Applicant Name	Sanjani Singha		
Address	ALIPORE JUDGE'S COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. 9564331039		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-], [4311] Receipt [Rs : 50,00,000/-]		
Set Forth value	Rs. 50,00,000/-	Total Market Value:	Rs. 5,35,60,000/-
Stampduty Payable	Rs. 75,075/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 55,017/-	Registration Fee Article:-	E, E, E, B
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Jogesh Kumar
Sonu Koley
Vijay Agarwal
Wp 21/15

(SARANI DAS GUPTA)

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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S-> Thakurpukur Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone: (Premises Not Located On D.H. Road --) Premises No. 282/29/1/7, Ward No: 144	(Premises Not Located On D.H. Road --)	42 Katha 9 Chatak 44 Sq Ft	49,70,000/-	5,14,00,000/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft.
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
S1	On Land L1	7000 Sq Ft.	30,000/-	21,00,000/-	Residential Use: Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	7000 Sq Ft.	30,000/-	21,00,000/-	Structure Type: Structure	
Land Lord Details						
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details		Other Details	
1	ELITE MERCHANTS PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN- 700020	Organization	Executed by: Representative,		PAN No. AAAGE7547D.	
2	B.U GARDENS PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN- 700020	Organization	Executed by: Representative,		PAN No. AACCB2595A.	
3	DEVELOPMENT CORPORATION PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT ROY SARANI, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN- 700020	Organization	Executed by: Representative;		PAN No. AABCD0747K.	

Request Letter
Somen Raha
Vijay Agaswan
Municipal Agaswan

10/10/2020
10/10/2020
10/10/2020



Land Lord Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
4	GOONJA TRADING PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY SARANI, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCG9154B
5	BHCONATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY SARANI, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCB3659C
6	B U FARMA PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY SARANI, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AACCB2450L
7	CLATITY MERCHANTILE PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY SARANI, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCC1713E,
8	RIDDI SIDDHI CONCLAVE PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY SARANI, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AADCR9805C,
8	RIDDI SIDDHI COMPLEX PVT LTD 2, ROWLAND ROAD, P.O - LALA LAJPAT ROY ROAD, P.S - Bullygunge, District - South 24-Parganas, West Bengal, India PIN - 700020	Organization	Executed by: Representative,	PAN No. AADCR9806B,

Yogesh Kataria
Sona Kataria
Vijay Agarwal
Vijay Agarwal



Land Lord Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
10	SPARTAN CONSULTANTS AND FINVEST PVT LTD 2, ROWLAND ROAD, P.O- LALA LAJPAT ROY SARANI, P.S- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAEC54687G.
11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O- LALA LAJPAT ROY SARANI, P.S- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAACE4417D.
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	SANJIV DABRIWAL Designation: REPRESENTATIVE Son of DWARKA PRASAD DABRIWAL 2, ROWLAND ROAD, P.O- LALA LAJPAT ROY SARANI, P.S- Bullygunge, District- South 24- Parganas, West Bengal, India, PIN - 700020	Sex: Male, By Caste: Hindu, Occupation: Business: Citizen of India,		ELITE MERCHANTS PVT LTD, B U GARDENS PVT LTD, DEVELOPMENT CORPORATION PVT LTD, GOONJA TRADING PVT LTD, BHOGNATH MARKETING PVT LTD, B U FARMA PVT LTD, CLATITY MERCHANTILE PVT LTD, RIDDHI SIDDHI CONCLAVE PVT LTD, RIDDHI SIDDHI COMPLEX PVT LTD, SPARTAN CONSULTANTS AND FINVEST PVT LTD, FIZZA FINVEST PVT LTD


 Joyanta Koley
 Sonu Patel
 Vijay Agarwal
 Vipul Agarwal



Developer Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	GURUKRIPA REALCOM L L P 73, BANGUR AVENUE, Block/Sector C, GROUND FLOOR, P.O. - BANGUR AVENUE, P.S. - Lake Town, District -North 24-Parganas, West Bengal, India, PIN - 700055	Organizatio n	Executed by: Representative,	PAN No. AAQFG0811K.
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	GOPAL AGARWAL, Designation: REPRESENTATIVE Son of Late KISHANCHAND AGARWAL 5A, SUHASINI GANGULY SARANI, P.O. - KALIGHAT, P.S. - Bullygunga, District-South 24-Parganas, West Bengal, India, PIN - 700025	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,		GURUKRIPA REALCOM L L P
2	SONU ROHRA, Designation: REPRESENTATIVE Son of HARISH ROHRA 73, BANGUR AVENUE, Block/Sector C, P.O. - BANGUR AVENUE, P.S. - Lake Town, District-North 24- Parganas, West Bengal, India, PIN - 700055	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,		GURUKRIPA REALCOM L L P
3	VIJAY AGARWAL, Designation: REPRESENTATIVE Son of Late KISHANCHAND AGARWAL 5A, SUHASINI GANGULY SARANI, P.O. - BHOWANIPORE, P.S. - Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700025	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,		GURUKRIPA REALCOM L L P

Jagdish Kohra
Sonu Kohra
Vijay Agarwal
Gopal Agarwal



Representative Details				
Sl No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
4	YOGESH ROHRA, Designation: REPRESENTATIVE Son of Late: TRIATH DAS ROHRA 73, BANGUR AVENUE, Block/Sector: C, P.O.: BANGUR AVENUE, P.S.: Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India		GURUKRIPA REALCOM L.P.
Identifier Details				
Identifier Name & Address	Other Details	Identifier of		
TARUN KANTY DEY Son of Late: SHYAMAL CH DEY ALIPORE JUDGES COURT, P.O.: ALIPORE, P.S.: Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India	SANJIV DABRIWAL, GOPAL AGARWAL, SONU ROHRA, VIJAY AGARWAL, YOGESH ROHRA		
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	B U GARDENS PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	BHODNATH MARKETING PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	B U FARMA PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091
L1	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L.P.	6.39354 Dec	9.09091

Query No:-100711002137522035, 02/09/2016 11:43:55 PM (B) (N) (A) (A) (D) (J) (I)

Yogesh Rohra
Son Rohra

Vijay Agarwal
Kopul Agarwal



Transfer of Property from Land Lord To Developer				
Sch.No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L P	6.39354 Dec	9.09091
L1	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L P	6.39354 Dec	9.09091
Transfer of Property from Land Lord To Developer				
Sch.No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	B U GARDENS PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	B U FARMA PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091
S1	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L P	636.364 Sq Ft	9.09091

Query No: 1007100240752/2015, 02/09/2015 12:53:55 PM BHUJALAYA.D28.02

Jagdish Kishore
 Sonu Kishore
 Utpal Aggarwal
 Vijay Aggarwal

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Bank Details

Bank details have not been supplied

For Information only

Note

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs 5000/-
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BELRO office for Mutation.

.....
(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

Toguesh Khatia
Suman R. Das
Vijay Agarwal
Noted/Agreed

120
121
122
123
124
125
126
127
128
129
130





right hand					
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Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... Jagdish Kataria

Signature..... Jagdish Kataria

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... VIJAY AGARWAL

Signature..... Vijay Agarwal

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... Neel Agarwal

Signature..... Neel Agarwal

Handwritten text in the top right corner, possibly a page number or reference code.



A.D.S.R. Behnaga
8 OCT 2011



right hand					
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Name.....SONU.....ROHNA.....

Signature.....SONU.....ROHNA.....

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

Name.....

Signature.....

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

Name.....

Signature.....

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

Name.....

Signature.....



A.D.S.R. Behala

8 OCT 2011