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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted to Registration, the Signatures thereon and the endorsement thereon are the part of the document.

Additional Registrar
 of Assurances-IV, Kolkata

20 DEC 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 8th day of December, Two Thousand Seventeen (2017).

BETWEEN

1) **MRS. ANJU KHAITAN**, wife of Late Shyam Sundar Khaitan,
 by Religion - Hindu, by occupation - Housewife, by Nationality - Indian,

13 NOV 2017

Sl. No. 27362 DATE.....
NAME.....
ADD.....
AMT. 1000

UDAY CHANDRA GAYEN
ADVOCATE
HIGH COURT, CALCUTTA

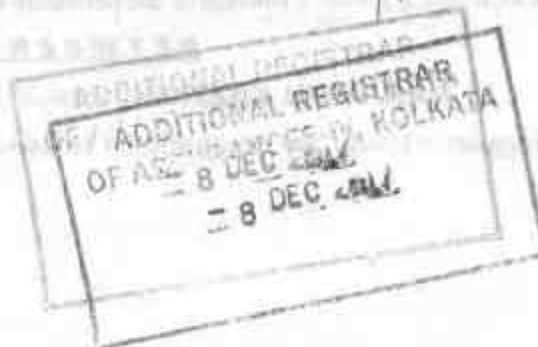
Agreed. Telsimul.

[Handwritten Signature]

MOUSUMI-GHC SH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Identified by me
Kanchan Kumar
Sitali Dalim Kumar
Palocki, Bahadur
P.O. Breechmas
P.S. Lake Town
Kolkata - 700048
Bansura



PAN No.**ALIPK4924E**, residing at 689, Lake Town, Post Office & Police Station - Lake Town, Kolkata - 700048, **2) MRS. SUMAN SARAF nee GOENKA**, wife of Mr. Nirmal Saraf and daughter of Mr. Vijay Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, PAN No.**AZXPS1426J**, residing at 347, Hanapara, Krishna Apartment, Flat No.A4, Post Office - Krishnapur, Police Station - Baguiati, Kolkata - 700102, **3) MRS. INDU DEVI GOENKA**, wife of Late Mukesh Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, PAN No.**AHJPG5930F**, residing at 39, Bangur Avenue, Block-C, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, AND **4) MRS. MEENA DEVI alias MUNNI GOENKA**, wife of Mr. Rajendra Kumar Chhaparia and daughter of Mr. Vijay Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, PAN No.**BHEPD9964L**, residing at Devi Market, Khajpura, BMP Road, Phulwari, Post Office & Police Station - Pirbahar, Patna, Bihar, Pin-800014, hereinafter jointly called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

A N D

M/S. SHREE SHAKTI DELCOM PVT. LTD., a company registered under the Companies Act, 1932, having its registered office at 377, Marshall House 25 Stand Road, Post Office - GPO Street, Police Station - Hare Street, Kolkata - 700001, having PAN No.**AAKCS7872H**, represented by its director **MR. BHARAT GOENKA**, son of Shankar Lal Goenka, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**BASPG7458R**, residing at Devendra Mansion, 10, Swami Vivekananda Road, First floor, Flat No.1B, Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700074, hereinafter called the "**SECOND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART.**



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 DEC 1964

A N D

M/S. SHREE KRISHNA INFRA DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at P-253, Lake Town, Block-'B', Ground floor, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700 089, PAN No.**ACNFS1258D**, represented by its Partner **MR. AAYUSH TEKRIWAL**, son of Mr. Dwarika Prasad Tekriwal, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**ABMPT0199C**, residing at P-227, Lake Town, Block-B, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700 089, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **THIRD PART**.

WHEREAS by a Deed of Conveyance, dated 19-09-1941, registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No.I, Deed No.3031, for the year 1941, one Smt. Mira Devi, therein described as the Vendor and her husband Sri Shrish Chandra Chakraborty, therein described as the Confirming Party, sold, conveyed and transferred for valuable consideration therein mentioned the piece and parcel of land measuring 10 Bighas 5 Cottahs together with the structure standing thereon, situate lying at and being Premises No.4, Calcutta-Jessore Road, subsequently renumbered as no.99, Calcutta-Jessore Road, (presently Jessore Road to one Mr. Probodh Chandra Mitra.

AND WHEREAS the said Probodh Chandra Mitra, since deceased, during his life time was in possession occupation and enjoyment of the said properties.

AND WHEREAS the said Probodh Chandra Mitra, since deceased, who was a Hindu during his life time and at the time of his death departed his life on or about the 12th day of June, 1949, after making and publishing his last will and Testament dated 18th July, 1948, whereby he appointed Prafulla Kumar Mita, since deceased, as the Sole executor of his Will and inter-alia bequeathed the said properties to the said Prafulla Kumar Mitra, solely, exclusively and absolutely.



ADDITIONAL REGISTRAR
OF ASSURANCES IN WEST BENGAL, KOLKATA
= 8 DEC 2011

AND WHEREAS the said Prafulla Kumar Mitra, since deceased, applied before the Learned District Judge at Alipore for grant of Probate to the said Last Will and Testament, dated 18th July, 1948, of the said Probodh Chandra Mitra, as the Executor named therein.

AND WHEREAS the said Prafully Kumar Mitra, since deceased, who was a Hindu during his life time and at the time of his death departed his life on the 5th day of April, 1965, after making and publishing his last will and Testament dated 31st March, 1965, whereby he appointed the Smt. Aruna Basu Mallik, as the Executrix to his said last Will and Testament and inter alia bequeathed the said property to the said Smt. Aruna Basu Mallik.

AND WHEREAS in O.S. No.5 of 1969, before the 11th Additional District Judge at Alipore, the said last Will and Testament, dated 18th July, 1948 of the said Prafulla Kumar Mitra was proved and on or about 11th June 1975 Letters of Administration with a copy of the said Will annexed was issued out of and under the seal of the said Learned Court in favour of Sri Prasanta Kumar Mitra as Administrator the said Prafulla Kumar Mitra having died in the mean time.

AND WHEREAS in O.S. No.1 of 1968, before the 11th Additional District Judge, Alipore, the said last will and Testament, dated 31st March, 1965 of the said Prafulla Kumar Mitra, was duly proved and probated and grant was issued on or about 14th October 1974, under and out of the seal of the said Learned Court in favour of the said Smt. Aruna Basu Mallik, as the Executrix named in the said will dated 31st March, 1965.

AND WHEREAS in terms of the said will of the said Prafulla Kumar Mitra, the said Smt. Aruna Basu Mallik, as Executrix to the estate of the said Prafulla Kumar Mitra, deceased, became a legatee under the said will of Prafulla Kumar Mitra, and became entitled to have inter alia the said property to be transferred to her.

AND WHEREAS the said Sri Prasanta Kumar Mitra, administrator to the estate of the said Prafulla Kumar Mitra, duly assented to the legacies and by a Deed of Conveyance, dated 30th September 1975, registered in the office of the Sub-Registrar Alipore, 24-Parganas, in Book No.I, Volume No.227, pages 283 to 293, Being No.9787, for the



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 DEC 2011

year 1975, granted, transferred and conveyed unto and in favour of the said Smt. Aruna Basu Mallik, absolutely inter-alia the said property being a beneficiary under the said Will.

AND WHEREAS the said Smt. Aruna Basu Mallik thus became entitled to the said property in its entirety and is in possession and enjoyment thereof but some unauthorized person are in occupation constructing huts thereon.

AND WHEREAS the said Smt. Aruna Basu Mallik, got her name recorded in the books of the South Dum Dum Municipality as the assessee in respect of the said property.

AND WHEREAS the said Smt. Aruna Basu Mallik, is thus absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL THOSE several brick built, messurages, tenements, dwelling houses hereditaments and premises together with the piece or parcel of revenue redeemed land, thereunto belonging and whereon and on the part whereof the same are erected constructed and/or built being Premises No.99, Jessore Road, (formerly Calcutta-Jessore Road) in the town of Calcutta presently Holding No.211, Calcutta-Jessore Road, within South Dum Dum Municipality.

AND WHEREAS by an Agreement in writing dated the 14th day of December, 1993, made between the said Smt. Aruna Basu Mallik and the M/s. Roof & Shelter Development Private Limited, of BC 163, Salt Lake City, Calcutta - 700064, the said Smt. Aruna Basu Mallik had agreed to sell and the M/s. Roof & Shelter Development Private Limited, had agreed to purchase a demarcate portion of the said property admeasuring the land as mentioned therein, comprised in C.S. Khatian No.234 and portion of C.S. Dag Nos.236 (part) and 265, corresponding to R.s. Dag Nos.310(part), 311 and 399, under R.S. Khatian No.896, R.S. No.3, J.L. No.24, dihi panchannagram, Touzi No.1298/2833, Holding No.113, Grand division 2, Sub-division 3 of Mouza - Patipukur, Registration office Bidhannagar, Salt Lake City, District 24 Parganas (North), Police Station - Lake Town, Calcutta, but due to could not completed the transaction.

AND WHEREAS subsequently the said Smt. Aruna Basu Mallik, with the confirmation of the said M/s. Roof & Shelter Development



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 DEC 1944

Private Limited, divided the said land in different individual lot/plot and erected common passage for ingress and egress therefrom, with intention to sell the same to different purchaser or purchasers.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.87, pages 139 to 146, Being No.3950, for the year 1995, one SULOCHANA KHAITAN, wife of Ajay Kumar Khaitan, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said SULOCHANA KHAITAN, mutated her name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/7, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS the said SULOCHANA KHAITAN, died Intestate on 29-08-2007, leaving her, surviving her husband namely AJAY KUMAR KHAITAN, as the only legal heirs, successors and/or legal representatives to the estate of the said Sulochana Khaitan, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.110,

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KILKATA
8 DEC 1944

pages 229 to 238, Being No.5047, for the year 1995, one AJAY KUMAR KHAITAN, son of Late Lakhi Prasad Khaitan, purchased ALL THAT piece or parcel of land, measuring an area 2 (two) Cottahs 15 (fifteen) Chittacks 18 (eighteen) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said AJAY KUMAR KHAITAN, mutated his name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/2, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS the said AJAY KUMAR KHAITAN, died intestate on 27-02-2008, leaving him, surviving his only sister-in-law namely MRS. ANJU KHAITAN, as the only legal heirs, successors and/or legal representatives to the estate of the said Ajay Kumar Khaitan, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 26-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.110, pages 219 to 228, Being No.5046, for the year 1995, one SHYAM SUNDAR KHAITAN, son of Late Lakhi Prasad Khaitan, purchased ALL THAT piece or parcel of land, measuring an area 2 (two) Cottahs 15 (fifteen) Chittacks 18 (eighteen) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
= 8 DEC 1964

Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700055, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata – 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said SHYAM SUNDAR KHAITAN, mutated his name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/3, Calcutta-Jessore Road, Kolkata – 700055, as absolute owner thereof.

AND WHEREAS the said SHYAM SUNDAR KHAITAN, died intestate on 03-05-2015, leaving him, surviving his wife namely MRS. ANJU KHAITAN, as the only legal heirs, successors and/or legal representatives to the estate of the said Shyam Sundar Khaitan, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.90, pages 395 to 404, Being No.4121, for the year 1995, the said MRS. ANJU KHAITAN, wife of Shyam Sundar Khaitan, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700055, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 8 DEC 1944

jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said MRS. ANJU KHAITAN, mutated her name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/1, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS in the above circumstances, the said MRS. ANJU KHAITAN, become absolute owner of ALL THAT piece or parcel of land, measuring an area 13 (thirteen) Cottahs 12 (twelve) Chittacks 12 (twelve) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding Nos.61/1, 61/3, 61/7 and 61/2, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.87, pages 147 to 156, Being No.3951, for the year 1995, one BIMLA DEVI GOENKA, wife of Vijay Kumar Goenka, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
28 DEC 2014

265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said BIMLA DEVI GOENKA, mutated her name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/9, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS the said BIMLA DEVI GOENKA, died intestate on 30-12-2010, leaving her, surviving her husband namely MR. VIJAY KUMAR GOENKA, one son namely MR. MUKESH KUMAR GOENKA, two married daughters namely MRS. SUMAN SARAF nee GOENKA, wife of Mr. Nirmal Saraf, and MRS. MEENA DEVI alias MUNNI GOENKA, wife of Mr. Rajendra Kumar Chhaparia, as the only legal heirs, successors and/or legal representatives to the estate of the said Bimla Devi Goenka, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.95, pages 251 to 260, Being No.4343, for the year 1995, one MUKESH KUMAR GOENKA, son of Vijay Kumar Goenka, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the



ADDITIONAL REGISTRAR
OF COMPANIES KOLKATA
28 DEC 2011

jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said MUKESH KUMAR GOENKA, mutated his name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/4, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS the said MUKESH KUMAR GOENKA, died Intestate on 24-03-2016, leaving him, surviving his wife namely MRS. INDU DEVI GOENKA, as the only legal heirs, successors and/or legal representatives to the estate of the said Mukesh Kumar Goenka, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.95, pages 261 to 270, Being No.4344, for the year 1995, one VIJAY KUMAR GOENKA, son of Late Bhagwan Das Goenka, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 DEC 2014

City, Kolkata – 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said VIJAY KUMAR GOENKA, mutated his name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/6, Calcutta-Jessore Road, Kolkata – 700055, as absolute owner thereof.

AND WHEREAS the said VIJAY KUMAR GOENKA, died intestate on 12-05-2017, leaving him, surviving his two married daughter namely MRS. SUMAN SARAF nee GOENKA, wife of Mr. Nirmal Saraf, MRS. MEENA DEVI alias MUNNI GOENKA, wife of Mr. Rajendra Kumar Chhaparia, AND MRS. INDU DEVI GOENKA, wife of predeceased son Mukesh Kumar Goenka, as the only legal heirs, successors and/or legal representatives to the estate of the said Vijay Kumar Goenka, according to Hindu Succession Act, 1956, as amended upto date, applicable thereto.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.90, pages 385 to 394, Being No.4120, for the year 1995, MISS. SUMAN GOENKA, daughter of Vijay Kumar Goenka, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 33 (thirty three) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700055, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata – 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said MISS. SUMAN

GOENKA, mutated her name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/5, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS by a registered Indenture, dated 25-05-1995, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.90, pages 385 to 394, Being No.4120, for the year 1995, MISS. MUNNI GOENKA, daughter of Vijay Kumar Goenka, purchased ALL THAT piece or parcel of land, measuring an area 3 (three) Cottahs 14 (fourteen) Chittacks 35 (thirty five) Square feet, more or less, together with structures standing thereon, lying and situated demarcated portion of Premises No.99, Jessore Road, being Municipal Holding No.211, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700055, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, In C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), together with easement and quasi-easement with the common passage, from SMT. ARUNA BASU MALLIK, wife of Late Sarojendra Chandra Basu Mallik, the Vendor, therein and M/S. ROOF & SHELTER DEVELOPMENT PRIVATE LIMITED, having its office at BC-163, Salt Lake City, Kolkata - 700064, the Confirming Party, therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and thereafter the said MISS. MUNNI GOENKA, mutated her name in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.61/8, Calcutta-Jessore Road, Kolkata - 700055, as absolute owner thereof.

AND WHEREAS in the above circumstances, the said MRS. SUMAN SARAF nee GOENKA, MRS. MEENA DEVI alias MUNNI GOENKA, AND MRS. INDU DEVI GOENKA, became jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring an area 19 (nineteen) Cottahs 9 (nine) Chittacks 32 (thirty two) Square feet, more or less, togetherwith structure standing thereon, lying and situated at Premises/Plot No.99, Jessore Road, being Municipal Holding Nos.61/9, 61/4, 61/6, 61/5, &



ADDITIONAL REGISTRAR
MARIKINA CITY, MARIKINA
28 DEC 2011

61/8, Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District 24 Parganas (North).

AND WHEREAS as a result of which, the said MRS. ANJU KHAITAN, MRS. SUMAN GOENKA, MRS. MEENA DEVI alias MUNNI GOENKA, AND MRS. INDU DEVI GOENKA, become jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring an area 33 (thirty three) Cottahs 5 (five) Chittacks 44 (forty four) Square feet, more or less, togetherwith structure standing thereon, lying and situated at Premises/Plot No.99, Jessore Road, being Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag Nos.508, 513, 514, 516, 517, 520 & 521, under L.R. Khatian No.506, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District 24 Parganas (North).

AND WHEREAS subsequently the said MRS. ANJU KHAITAN, MRS. SUMAN SARAF nee GOENKA, MRS. MEENA DEVI alias MUNNI GOENKA, AND MRS. INDU DEVI GOENKA, the Owners herein, divided the said land in two different lot/plot, with an intention to develop the said plot/lot by constructing multi-storied buildings thereon, details of the said two plots mentioned as under :-

a) ALL THAT piece or parcel of bastu land, measuring an area 20 (twenty) Cottahs 12 (twelve) Chittacks 27 (twenty seven) Square feet, more or less, equivalent to 34.36 (thirty four point three four) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 6000 Square feet, more or less, lying and situated at



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
= 8 DEC 1964

Premises/Plot No.99, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, — measuring an area 6.48 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.513, —measuring an area 9.7 decimal, under L.R. Khatian No.506, and L.R. Dag No.516, —measuring an area 9.44 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.517, — measuring an area 5.19 decimal, under L.R. Khatian Nos.506 & 1922, and L.R. Dag No.520, —measuring an area 3.55 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), butted and bounded as follows:—

ON THE NORTH : By 22'-0" wide Road;
ON THE SOUTH : By Sangam Apartment;
ON THE EAST : By Pre./Plot No.99/1, Jessore Road;
ON THE WEST : By Pre ./Plot No.99/1, Jessore Road.

b) ALL THAT piece or parcel of bastu land, measuring an area 12 (twelve) Cottahs 9 (nine) Chittacks 17 (seventeen) Square feet, more or less, equivalent to 20.8 (twenty point eight) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 3600 Square feet, more or less, lying and situated at Premises/Plot No.99/1, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, — measuring an area 6.05 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.521, —measuring an area 14.75 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum

Municipality, District 24 Parganas (North), butted and bounded as follows:—

- ON THE NORTH : By 22'-0" wide Road;
ON THE SOUTH : By Sangam Apartment;
ON THE EAST : By Pre./Plot No.99, Jessore Road;
ON THE WEST : By Pre./Plot No.99, Jessore Road.

AND WHEREAS subsequently the Owners herein jointly mutated their names in respect of the land, measuring an area 20 (twenty) Cottahs 12 (twelve) Chittacks 27 (twenty seven) Square feet, more or less, togetherwith Tiles shed structure standing thereon, as aforesaid, and obtained renumbered Municipal Holding No.61/1, Calcutta-Jessore Road, Kolkata - 700055, after that applied and obtained for sanction of Multi-storeyed building plan, respecting construction of multi-storeyed buildings at the said Municipal Holding No.61/1, Calcutta-Jessore Road, Kolkata - 700055, within the jurisdiction of the South Dum Dum Municipality, and the same being duly sanctioned by the South Dum Dum Municipality vide Plan no.119, dated 17-06-2010.

AND WHEREAS subsequently land Owners herein jointly have decided to develop the aforesaid two plots land, being the properties mentioned as under :—

a) ALL THAT piece or parcel of bastu land, measuring an area 20 (twenty) Cottahs 12 (twelve) Chittacks 27 (twenty seven) Square feet, more or less, equivalent to 34.36 (thirty four point three four) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 6000 Square feet, more or less, lying and situated at Premises/Plot No.99, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, — measuring an area 6.48 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.513, —measuring an area 9.7 decimal, under L.R. Khatian No.506, and L.R. Dag No.516, —measuring an area 9.44



ADDITIONAL REGISTRAR
OF ASSURANCES - CALCUTTA
= 8 DEC 1944

decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.517, — measuring an area 5.19 decimal, under L.R. Khatian Nos.506 & 1922, and L.R. Dag No.520, —measuring an area 3.55 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), and

b) ALL THAT piece or parcel of bastu land, measuring an area 12 (twelve) Cottahs 9 (nine) Chittacks 17 (seventeen) Square feet, more or less, equivalent to 20.8 (twenty point eight) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 3600 Square feet, more or less, lying and situated at Premises/Plot No.99/1, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, — measuring an area 6.05 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.521, —measuring an area 14.75 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), hereinafter called the said "LANDS", morefully and particularly described in the **FIRST SCHEDULE** hereunder written, the Developer the party of the Second Part herein, having offered proposal for development of the said land Inter-alla including construction of Multi-storeyed building upon the same at its own cost in accordance with the building plan to be sanctioned by the South Dum Dum Municipality, with all its variation, for consideration as contained therein, and the Owners have agreed to, and/or accepted the Developer's proposal.

AND WHEREAS the predecessor-in-interest and/or predecessor-in-title of the Owner herein entered into an Agreement, with the Co-owner herein for the purpose of sale, transfer, development of the Schedule properties and accordingly relinquished and assigned all their right and entitlement in respect of the Schedule properties to the co-owner herein and accordingly the -co-owner is the ostensible owner in



ADDITIONAL REGISTRAR
OF ASSURANCES, IV, KOLKATA
= 8 DEC 2014

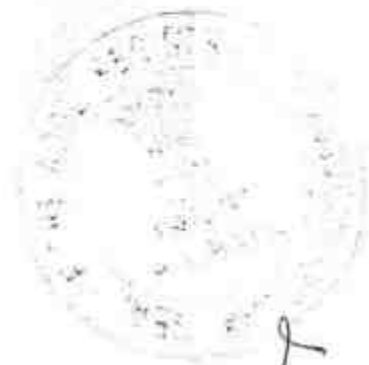
respect of the Schedule properties with expenses consent and concurrence of the Owner and the Developer has duly ascertained itself regarding the right entitlement and interest of the Second Owner in respect of the Schedule land/properties.

AND WHEREAS in pursuant to the said proposal of the Developer the party of the Second Part, and the Owners, the party of the First Part herein have agreed to cause to effect construction of Multi-storeyed building upon the aforesaid two plots of land for consideration as described hereinafter in details and the Developer the Party of the Second Part hereto has agreed to develop the said two plots of land constructing Multi-storeyed building thereon as per terms and conditions in this Agreement.

PART - 1 : DEFINITIONS

I. In this agreement, unless there be something contrary or repugnant to the subject or context :

- a) **SAID PROPERTIES** shall mean a) ALL THAT piece or parcel of bastu land, measuring an area 20 (twenty) Cottahs 12 (twelve) Chittacks 27 (twenty seven) Square feet, more or less, equivalent to 34.36 (thirty four point three four) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 6000 Square feet, more or less, lying and situated at Premises/Plot No.99, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station - Lake Town, Kolkata - 700 055, in Municipal Ward No.30, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, - measuring an area 6.48 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.513, -measuring an area 9.7 decimal, under L.R. Khatian No.506, and L.R. Dag No.516, -measuring an area 9.44 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.517, -measuring an area 5.19 decimal, under L.R. Khatian Nos.506 & 1922, and L.R. Dag No.520, -measuring an



ADDITIONAL REGISTRAR
OF ASSAM & DISPUR
= 8 DEC 2014



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001670795/2017










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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Anju Khaitan 689, Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Land Lord			 8/12/17
2	Mrs Suman Saraf Alias Suman Goenka 347, Hanapara, Krishna Apartment, Flat No: 4A, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Land Lord		7272 	 8/12/17
3	Mrs Indu Devi Goenka 39, Bangur Avenue, Block-C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Land Lord		7273 	 8/12/17



ADDITIONAL REGISTRAR
OF ASSURANCES & SECURITIES
KOLKATA
= 8 DEC 2011

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	Mrs Meena Devi Alias Munni Goenka Devi Market, Khajpura, BMP Road, Phulwari, P.O:- Pirhahar, P.S:- PIRBAHORE, District:- Patna, Bihar, India, PIN - 800014	Land Lord		7274 	 8/12/17
5	Mr Aayush Tekriwal P- 227, Lake Town, Block- B, P.O:- Lake Town, P.S:- Lake Town, District-North 24- Parganas, West Bengal, India, PIN - 700048	Represent ative of Developer [M/s. Shree Krishna Infra Developer s]		7271 	 8/12/2017
6	Mr Bharat Goenka 10, Swami Vivekananda Road, First Floor, Flat No: 1B, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074	Represent ative of Land Lord [M/s. Shree Shakti Delcom Pvt Ltd]		7275 	 8/12/17

<p>1. Name of the Insured Person</p>	<p>2. Age</p>	<p>3. Sex</p>	<p>4. Occupation</p>
<p>5. Address</p>	<p>6. Date of Birth</p>	<p>7. Marital Status</p>	<p>8. Education</p>
<p>9. Signature of Insured Person</p>	<p>10. Signature of Agent</p>	<p>11. Signature of Registrar</p>	<p>12. Remarks</p>



ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 8 DEC 2011

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Mahadeb Kundu Son of Late Dalim Kundu Block-1, Patipukur, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048	Mrs Anju Khaitan, Mrs Suman Saraf, Mrs Indu Devi Goenka, Mrs Meena Devi, Mr Aayush Tekriwal, Mr Bharat Goenka	Mahadeb Kundu 08/12/17

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



area 3.55 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), and b) ALL THAT piece or parcel of bastu land, measuring an area 12 (twelve) Cottahs 9 (nine) Chittacks 17 (seventeen) Square feet, more or less, equivalent to 20.8 (twenty point eight) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 3600 Square feet, more or less, lying and situated at Premises/Plot No.99/1, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700 055, in Municipal Ward No.30, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, –measuring an area 6.05 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.521, –measuring an area 14.75 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- b) **UNIT** shall mean residential flats and other built-up spaces in the project capable of being independently held and enjoyed.
- c) **PARKING SPACES** shall mean the open and covered spaces in the project to be used only for parking of motor cars and two wheelers.
- d) **COMMON AREAS AND INSTALLATIONS** shall mean the areas, installations and facilities in and for the project and the said premises expressed or intended by the Developer for common use of the transferees of Units.
- e) **PROJECT** shall mean the New Building at or upon the First Schedule hereunder thereon including the Units, Parking Spaces (both open and covered) and the common areas and installations.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 8 DEC 1944

- f) **TRANSFEREES** shall mean and include all persons to whom any Unit, with or without parking space, is transferred or agreed to be so done and possession whereof has been delivered to them.
- g) **OWNERS** shall mean **1) MRS. ANJU KHAITAN**, wife of Late Shyam Sundar Khaitan, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 689, Lake Town, Post Office & Police Station - Lake Town, Kolkata - 700048, **2) MRS. SUMAN SARAF nee GOENKA**, wife of Mr. Nirmal Saraf and daughter of Mr. Vijay Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 347, Hanapara, Krishna Apartment, Flat No.A4, Post Office - Krishnapur, Police Station - Baguiati, Kolkata - 700102, **3) MRS. INDU DEVI GOENKA**, wife of Late Mukesh Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 39, Bangur Avenue, Block-C, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, **AND 4) MRS. MEENA DEVI alias MUNNI GOENKA**, wife of Mr. Rajendra Kumar Chhaparia and daughter of Mr. Vijay Kumar Goenka, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Devi Market, Khajpura, BMP Road, Phulwari, Post Office & Police Station - Pirbahar, Patna, Bihar, Pin-800014.
- h) **SECOND OWNER** shall mean **M/S. SHREE SHAKTI DELCOM PVT. LTD.**, a company registered under the Companies Act, 1932, having its registered office at 377, Marshall House 25 Stand Road, Post Office - GPO Street, Police Station - Hare Street, Kolkata - 700001, having and shall also mean and include their successors, successors-in-interest, legal heirs, representatives.
- i) **DEVELOPER** shall mean the said **M/S. SHREE KRISHNA INFRA DEVELOPERS**, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at P-253, Lake Town, Block-'B', Ground floor, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700 089, and shall also mean and include their successors, successors-in-interest, legal heirs, representatives.



ADDL. REGISTRAR
OF ASSURANCES
KOLKATA
8 DEC 1964

- j) **LAND OWNERS' ALLOCATION** shall mean 42.5% (forty two point five percent) share of sale proceeds upto G+4 storied building and wherever the context so permits or intends shall include like 42.5% (forty two point five percent) undivided shall in the said land. Provided however further 42.5% (forty two point five percent) share of sale proceeds on any additional floor/s, may be transferred to the Owners if the South Dum Dum Municipality allows and/or gives sanction of any further floor/s floor of the said proposed building, subject to the Owners shall pay to the Developer, forty-five percent cost for sanction of any additional floor of the said proposed building.
- k) **DEVELOPER'S ALLOCATION** shall mean 57.5% (fifty seven point five percent) share of sale proceeds of the G+4 storied building together with 57.5% (fifty seven point five percent) share of sale proceeds on any additional floor, and wherever the context so permits or intends shall include like 57.5% (fifty seven point five percent) undivided shall in the said land.
- l) **PLANS** shall mean the previous sanctioned building plan or the plans to be cause to be sanctioned form the South Dum Dum Municipality and other concerned authorities for construction of the project at the said properties and include all sanctionable modifications made thereof and/or alterations made thereto from time to time.
- m) **ENTIRE ALLOCATION** shall mean the entire constructed space in the Units, Parking Spaces, Common Areas and installations and other built-up spaces in the project and the undivided share in the land of the said properties which shall be constructed by the Developer and jointly sold by the Developer with the Owners through their constituted Attorney.



ADDITIONAL REGISTRAR
OF AGE-RELATED DATA
28 DEC 1964

- n) **COMMON PURPOSES** shall mean and include the purpose of maintaining, managing and up-keeping of the project and in particular the common areas and installations; rendering of common services in common to the Transferees of the Units in the project; rights obligations and liabilities of the Transferees of the Units; and dealing with all matters of common interest of the Transferees of the Units.
- o) **FORCE MAJEURE** shall mean delays in construction of the project or in compliance of any obligation by the Developer hereunder due to flood, earthquake, riot, war, storm, tempest, civil commotion or any legal dispute restraining construction or development of the said properties.
- p) **PARTIES** shall collectively mean the Owners and the Developer and the Second Owner according to the context shall either the owners jointly or the Developer or the Second Owner.

II. INTERPRETATION :

- i) Reference to any clause shall mean such clause of this agreement and include any sub-clause thereof.
- ii) Headings, clause title, capitalized expressions and bold expressions are given for convenience purpose only.

PART – II RECITALS :

WHEREAS :

- a) The Owners are the joint owners of the properties described in Part-I and Part-II, of the First Schedule.
- b) The manner in which the owners and the oc-owners have acquired, consented and concurred with each other's title is morefully and particularly described in the Part-I and Part-II above.
- c) The Owners intended to develop the said properties.
- d) Landowners have represented to the Developer as follows:
 - i) Land Owners have not entered into any agreement or contract with any person or persons/company or companies in connection with the said properties or any part thereof or its development/transfer prior to the execution of this agreement which shall in any manner have any adverse effect on the development of save and except the agreement



ADDITIONAL REGISTRAR
OF ASSURANCES IN & SEAL OF THE GOVT OF WEST BENGAL KOLKATA
28 DEC 2014

and understandings between the Owners and the Second Owner whereby and whereunder the Second Owner has become entitled to the Owners' allocation, as a result whereof any improvement or development of the Schedule properties and all benefits arising therefrom pertaining to the Owners' allocation shall be entitlement of the Second Owner herein and any additional entitlement/entitlement of the Owners under the Development Agreement shall be the Confirming parties entitlement.

- ii) The Land in question has been offered to be developed on as is where is and whatever is basis and the Owners and the Second Owner shall not be responsible in any manner whatsoever for any matters relating to the title, condition, measurements, boundaries, dimensions, any prohibition in law, any other fact related to the properties which impedes the work of development.
 - iii) Land Owners have disclosed all its knowledge and information with regard to the Schedule properties to the Developer and that Landowners understands that the entitlement of Landowners under this agreement shall not be affected in any manner be subject to the terms and conditions of the said Development Agreement provided However nothing contained in the said Agreement shall mean and/or be interpreted in an manner prejudicial to the entitlement of Landowners herein and/or the Second Owner.
- e) The Developer confirm that -
- i) The Owners have delivered to the Developers copies of the title deeds, parcha, Municipal Taxes receipts, records of right, mutation certificate and all link deeds in respect of the said lands.
 - ii) The Developer has fully satisfied itself as to the right of ownership of the Owners in respect of the said lands.
 - iii) The Developer has examined the total land area forming part of the said lands.



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
= 8 DEC 2011

iv) The Developer have satisfied themselves as to the total conditions and acknowledge that it shall be the responsibility of the Developer to take care of all the local problems which the Developer may face while undertaking the work of construction at the said lands.

v) The Developer has assured Land Owners that it has adequate funds, know-how, expertise and all means to undertake development of the said project in the manner agreed.

f) The parties do hereby record into writing the terms and conditions agreed by and between them in connection with the development of the said properties and commercial exploitation of their respective allocation in the project and their respective right and obligations in respect of the same as hereinafter contained:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :

1. AGREEMENT, CONSIDERATION AND ALLOCATIONS :

1.1. The Developer shall construct new building/s at or upon the said properties as described and in the manner as agreed herein.

1.2. In consideration of the mutual promises and obligations of the Parties contained herein Landowners hereby agree to contribute the scheduled land and to allow the same to be used for the purpose of development by the Developer and accordingly do hereby grant the Developer the right and authority to construct the project at the said properties and the right and entitlement to own, use and/or commercially exploit the Entire allocation. Landowners herein and each one of them do hereby jointly and severally assure and confirm unto the Developer the absolute right and entitlement in respect of the 42.5% share in the constructed space and/or in revenue in lieu thereof the Landowners shall not do any such act, deed or thing which shall have any prejudicial effect to the interest of



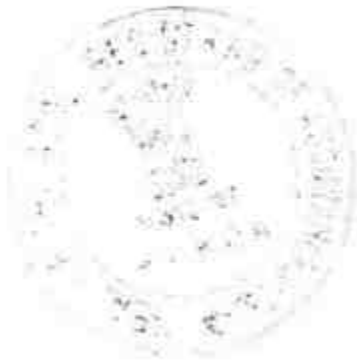
ADDITIONAL REGISTRAR
OF ASSURANCES, MADRAS
8 DEC 1944
8 DEC 1944

the Developer and/or which shall deter the Developer to commence and thereafter to proceed with the work of development and realize the benefits and entitlements of the Developer under this Agreement.

- 1.3. **DEVELOPER'S ALLOCATION** shall mean the revenue equivalent to 57.5% share of the constructed area in the new building/s together with the undivided proportionate share in the new building/s to be erected by the Developer.
- 1.4. The Developer shall and agrees to develop the project and construct the project solely at its own costs and expenses and deliver the sale proceeds in respect of Landowners' allocation to the Landowners within the period and in the manner mentioned herein and comply with its obligations and liabilities herein contained.
- 1.5. It is made clear that the Deposits and other charges to be realized and charged by the Developer from the transferees of the entire allocation shall not from part of the revenue and hence Landowners shall not be entitled to the same in any manner whatsoever out of the said deposits and other charges.
- 1.6. It is further agreed mutually between the parties that the Developer shall bear the costs and expenses towards marketing, sale, advertisement, promotional expenses for the project for which the Owners and/or Second Owner shall not be required to pay any amount whatsoever.
- 1.7. It is however clarified that the Landowners herein shall be entitled to additional benefit in terms of any additional sanction over and above G+4 storeyed building, however such additional benefit shall be in the same proportion and sharing ratio as contained in this Agreement, subject to the Owners shall pay to the Developer, proportionate cost for sanction of any additional floor of the said proposed building.

2. FORFEIT MONEY :

- 2.1. The Developer already paid to the Second Owner a sum of Rs.25,00,000/- (Rupees twenty five lakh) only being the forfeit money in connection with previous sanctioned building plan, in



ADDITIONAL REGISTRAR
OF ASSAM - GAUHATI
= 8 DEC 2014

respect of the land described in clause a) of the First Schedule hereunder written, and the Second Owner herein admit and acknowledge the same as per memo hereunder written.

3. MUNICIPAL TAXES AND KHAJANA :

- 3.1. The Developer shall pay and clear all arrear municipal, and khajana (including any interest or penalty applicable thereon) in respect of the said properties, after the date of signing of this Agreement and all such amounts for the period prior thereto shall be paid by Landowners.

4. TITLE DEEDS :

- 4.1. The Original title deeds and other documents in respect of the said land has been handover to the Developer by the Second Owner and shall remain in the custody of the Developer. In the event any inspection of the said original title deeds is required the Second Owner shall provide such inspection at the office premises of the Developer upon written intimation is given by the Developer to the Advocate 48 hours in advance. Landowners shall not object the same and shall extend all the cooperation in this regard.

5. PREPARATION AND SANCTION OF BUILDING PLANS :

- 5.1. The Developer shall at its own costs and expenses obtain sanctioned building plan from the South Dum Dum Municipality. The Developer shall be permitted to make such modifications or alterations are intended or required to be made to the building plans and in this regard Landowners shall not be authorized to insist upon the Developer to incorporate any such changes that according to Landowners is necessary. The Developer shall have the final say in such matters.
- 5.2. The Developer shall start work of construction with a period of six months from the date of execution of this agreement.
- 5.3. In case at any time after the sanction of the building plan, any additional area beyond those sanctioned thereunder can be constructed lawfully at the said properties or any part thereof, due to changes in any law, rules, regulations or bye-laws or otherwise, the proportionate benefit of such additional



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 8 DEC 2017

construction and all appertaining right, title and interest in the said properties shall accrue to and being to Landowners in proportion to the land and to the Developer shall accrue to and belong to Landowners in proportion to the land and to the Developer on the entire schedule land on the same terms and conditions as contained herein, but without the Developer being require to make payment of any further amount as security deposit or otherwise. All costs and expenses for construction of such additional areas and obtaining any permission or right in connection therewith shall be borne and paid by the Developer exclusively.

6. POSSESSION :

- 6.1. The Landowners have substantially prior to execution of this Agreement already handed over possession of the Schedule properties to the Developer and the Developer has already commenced the various works and/or pre-construction activities including measurement, soil testing, survey and accordingly the Owners have already put the Developer in possession of the said properties. However Landowners shall not create any obstruction in the construction and Development work and Landowners shall extend all the necessary co-operation as may be necessary in this regard. The Parties agree, that nothing contained herein shall be constructed as delivery of possession in part performance of any agreement of sale, under Section 53-A of the Transfer of Property Act, and/or such other applicable law of the time being in force. It is clarified that landowners shall be the owner of the scheduled properties and the Developer shall have the permission to enter upon the Scheduled properties only for carrying out the development activities.

7. CONSTRUCTION OF THE PROJECT :

- 7.1. The Developer shall construct and built the project in accordance with the terms and conditions of the said Development Agreement at the said properties in accordance with the plan sanctioned (including any modification/ amendment/alteration/revision) by the South Dum Dum



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 8 DEC 2014

Municipality and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the South Dum Dum Municipality in force at the relevant time.

7.2. The Developer shall construct and complete the project at its own cost, risk and responsibility and shall along be responsible and liable to Government, South Dum Dum Municipality and other authorities concerned.

7.3. All costs and expenses for sanctioning of plans (including fees of the Architects and all fees cost and charges payable for sanction, modification, alteration and/or revision of building plans) all costs of construction and development of the said properties in terms hereof shall be borne and paid by the Developer and Landowners shall not be required to pay or contribute any amount on such amount or meet any of such expenses towards Deposits and other charges.

8. TIME FOR COMPLETION OF THE PROJECT :

8.1. **Time for completion** : The salient term of this Agreement is that Landowners shall be entitled to the revenue pertaining to Landowners' allocation and accordingly Developer shall construct and complete the construction of the project as agreed under the said Development Agreement. However the construction work shall be completed within a period of five years within a grace period of further three months from the date of this Agreement.

8.2. **Delivery of Owners' Allocation** : The share of revenue land Owners' Allocation or any part thereof shall be delivered by the Developer to Landowners through an escrow account as in the manner as detailed in Clause No.15, hereinafter.

9. TRANSFER OF ALLOCATION AREAS :

9.1. The Developer and the Second Owner shall jointly be entitled to deal with and dispose of the entire allocations at the best available market price, without requiring any consent of Landowners.

9.2. The Developer shall carry out the sale and making of the project and the Developer shall receive all consideration in the



ADDITIONAL REGISTRAR
OF ASSURANCE, BOMBAY
= 8 DEC 2011

designate bank account and the share of Landowners' Allocation shall be made over to Landowners through the designated escrow account.

- 9.3 In this regard, it is, however, expressly made clear that:
- a) Landowners do hereby also accord their consent and authorization to the Developer to enter into the agreements and contracts with the respective buyers in respect of the entire Allocation;
 - b) If so required by the Developer, Landowners shall, notwithstanding the consent and authorization and power of attorney and without claiming any additional consideration or money, in respect of all agreements and contracts Deed/s and/or agreements of sale, transfer, convey in respect of the Entire Allocation.
 - c) The Landowners have agreed to be the parties to the Deed and/or agreements for sale/lease/transfer of constructed space in the project either by being personally present or through the power of attorney registered alongwith this agreement and accordingly all right, title and interest in the land shall stand entirely released and/or relinquished and sufficiently discharged in favour of the Developer and/or the Transferees of all units purchasers in the project.
 - d) In all documents of transfer/sale the constructed units shall be sold by the First Landowners to be represented by the Developer as the First Part, the Second Owner to be represented by authorized signatory as the Second Part and the Developer to be represented by its authorized signatory as the Third Part and the Purchaser as the Fourth Part.
 - e) The Second Owner shall grant a General Power of Attorney in favour of the Developer for matter relating to construction only.
- 9.4. The Developer shall subject to due compliance of its obligations as hereunder be entitled to execute and register deed(s) of

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 - b) If so required by the Developer, Landowners shall, notwithstanding the consent and authorization and power of attorney and without claiming any additional consideration or money, in respect of all agreements and contracts Deed/s and/or agreements of sale, transfer, convey in respect of the Entire Allocation.
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 - d) In all documents of transfer/sale the constructed units shall be sold by the First Landowners to be represented by the Developer as the First Part, the Second Owner to be represented by authorized signatory as the Second Part and the Developer to be represented by its authorized signatory as the Third Part and the Purchaser as the Fourth Part.
 - e) The Second Owner shall grant a General Power of Attorney in favour of the Developer for matter relating to construction only.
- 9.4. The Developer shall subject to due compliance of its obligations as hereunder be entitled to execute and register deed(s) of



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR
- 8 DEC 2016

assignment, sub-lease, gift or otherwise transfer of the entire allocations in the project provided that the Developer without any interruption make over the amounts in lieu of Landowners Allocation to Landowners. It being clarified that all amounts and consideration receivable by the Developer under such agreements and contracts in respect of the Developer's allocation (including the proportionate undivided share in the land comprised in the said properties and in the common areas and installations) shall be to the account of and shall be received realized and appropriated by and to the benefit of the Developer exclusively and Landowners shall have no connection therewith.

10. COVENANTS :

10.1. **Landowners** do hereby agree and covenant with the Developer as follows :

- a) Not to let out, grant lease, mortgage, charge or otherwise encumber the said properties or any part thereof as from the date hereof.
- b) Not to cause any obstruction or interference in the construction activities undertaken by the Developer and/or its agents at the said properties.
- c) Not to unilaterally cancel, determine this agreement more so in view of the fact that upon execution of this agreement and progressively with the construction to be undertaken by the Developer substantial right shall accrue in favour of the Developer in law and in equity and accordingly and such unilateral cancellation or determination and/or attempt to cancel or determine shall be void ab-initio.
- d) If the Owners herein die during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification

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- b) Not to cause any obstruction or interference in the construction activities undertaken by the Developer and/or its agents at the said properties.
- c) Not to unilaterally cancel, determine this agreement more so in view of the fact that upon execution of this agreement and progressively with the construction to be undertaken by the Developer substantial right shall accrue in favour of the Developer in law and in equity and accordingly and such unilateral cancellation or determination and/or attempt to cancel or determine shall be void ab-initio.
- d) If the Owners herein die during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification



ADDITIONAL REGISTRAR
GOVT. OF M.P., BILASPUR
18 DEC 1954

hereof as per requirements of the Developer without any right to back out from such obligations in any manner whatsoever.

10.2. **DEVELOPER** : The Developer do hereby agree and covenant with the Landowners as follows :

- a) The Developer shall at its own costs and expenses obtain all the necessary clearances required for construction of the new building together with no objection certificate from the competent authority under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
- b) The Developer has satisfied itself with regard to the title of Landowners in respect of the project land, its size, dimensions, topography and demarcations.
- c) The Developer under the circumstances whatsoever shall not call upon Landowners to resolve, settle, intervene in matters as state above and similar matters and circumstances not stated herein.
- d) The Developer shall remain responsible for all matters relating to and arising out of construction of the project and any claim, compensation payable to any person during the period of construction.
- e) The Developer has agreed to enter into this agreement on as is where is whatever is basis.
- f) The Developer shall remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan (unless done at the instruction of the Owners) and has agreed to keep the Owners saved harmless and fully indemnify from and against all costs charges claims actions suits and proceedings.
- g) The Developer shall remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said building and/or buildings



ADDITIONAL REGISTRAR
OF COMPANIES, BIKANER
28 DEC 2011

in accordance with the plan and has agreed to keep the Owners herein and the Second Owner herein save harmless and fully indemnified from and against all the costs, charges, claims, actions, suits and proceeding/s thereof.

- h) That the Developer shall not cause any charges in its directorship and shareholding pattern during the subsistence of this agreement and/or till sale of all constructed units without the consent of the Second Owner.

11. POWERS OF ATTORNEY AND OTHER POWERS :

11.1. Landowners shall simultaneously with the execution of these presents execute and/or registrar one or more powers of attorney in favour of the Developer and/or its nominated persons thereby granting necessary powers and authorities for the purpose of carrying out the work of development, obtaining sanction of building plans relating to matters pertaining to local authorities, statutory authorities, civic authorities, land department and its various offices and to sign any agreement for sale, deed of conveyance or conveyances and/or deeds for transfer to the Entire Allocation within the building or any part thereof to intending purchaser or purchasers.

12. EXTRAS, DEPOSITS & TAXES :

12.1. The Developer shall relise from all occupiers/transferees the amounts that may be fixed by the Developer for providing all kind of amenities and facilities of any nature whatsoever and howsoever in the project along with all the extra amounts, fees, taxes, electricity supply/infrastructure expenses, deposits, sinking funds and any other corpus deposits including those mentioned in **SECOND SCHEDULE** hereunder written, however, the Owners and the Second Owner shall not be required to pay any amount for such extras and deposits. In the event the Owners and/or the Second Owner choose to retain any part of its entitlement in the form of built-up



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 8 DEC 1944

space/flat, in such cases the allocation for the same shall be considered included the extra costs.

12.2. All present tax liabilities in relation to the construction of the project namely works contract tax, GST shall be to the account of the Developer herein and the Owners and/or the Second Owner shall not be required to pay any amount whatsoever for the same.

13. FORCE MAJEURE :

13.1. The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the developer to be performed and observed if it is prevented by any of the conditions herein below : a) Fire b) Natural Calamity c) Tempest d) Labour unrest.

14. MISCELLANEOUS :

14.1. The Developer shall be entitled to get the project at the said properties approved from any of the Banks and/or Financial Institutions to enable the transferees acquiring any unit or other portion in the project to take loans from any such Banks or Financial Institutions.

14.2. The Developer shall indemnify and keep saved harmless and indemnified the Owners and the Second Owner from any losses, damages, costs, claims, demands actions and proceedings suffered by the Owners and the Second Owner due to any omission delay or negligence of such part or their/its agents.

14.3. Nothing contained in these presents shall be construed as a demise, assignment or transfer of the said properties or any part thereof by Landowners or any of the to the Developer or creation of any title or interest of the Developer in the said properties or any part thereof other than right to the Developer to develop the same in terms hereof and in the manner herein contained.

14.4. The Developer understands any reference made with regard to the right, benefit and entitlement of the Owners shall mean



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
= 8 DEC 1944

and imply to be a right, benefit and entitlement of the Second Owner herein and the Developer shall be bound by the obligations to ensure that the Second Owner shall stand to benefit with the said arrangement and the Developer specifically agrees to the said agreement.

15. OPERATION OF THE ESCROW ACCOUNT :

- 15.1. All the revenues to be received towards sale of the units and/or constructed spaces in the said project allocations shall be deposited in an Escrow Account (hereinafter said Escrow Account) to be opened in any Scheduled/Nationalized bank. The said escrow account shall be a no withdrawal account and shall be used only for the purpose of bifurcation of amounts credited therein. It being agreed that all amounts to be received and collected by the Developer as revenue collections shall be deposited into the said escrow account and all documents, pamphlets, project brochures shall specifically state the details of the said bank account and it shall be mandatory for all customers and/or financial institution (who shall fund any purchase to be made by any individual customer) to draw all cheques/drafts/negotiable instruments favoring the said amount.
- 15.2. The Bank shall be jointly advised by the parties herein as a standing advice pursuant to the terms of this agreement whereby the revenues to be realized and collected by the Developer shall be bifurcated in the following ratio on weekly basis.
 - a) 42.5% (forty two point five percent) of the sale proceeds shall be transferred to the Second Owners' dedicated bank account linked to the escrow account unless otherwise advised by the parties jointly in writing the said bifurcation of sale proceeds shall continue and the bank shall be specifically advised not to follow any individual advice by any of the parties herein.
 - b) 57.5% (fifty seven point five percent) of the sale proceeds shall be transferred to the Developer's dedicated bank



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 8 DEC 2011

account linked to the escrow account unless otherwise advised by the parties jointly in writing the said bifurcation of sale proceeds shall continue and the bank shall be specifically advised not to follow any individual advise by any of the parties herein.

15.3. The parties shall jointly settle and finalise accounts mutually on a weekly basis.

15.4. The said Escrow account shall operational till such time all the units in the project are sold and all revenues received. Landowners and the Developer shall pay the costs and charges for operation of the said account on the basis of the sharing ratio.

16. NOTICES :

16.1. All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post or speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post or speed post without the same being served.

17. ARBITRATION :

17.1. All despites and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said properties or determination of any liability shall be referred to the Arbitration and Conciliation Act 1996 or any other statutory modification or enhancement for the time being in force.

FIRST SCHEDULE ABOVE REFERRED TO :

a) ALL THAT piece or parcel of bastu land, measuring an area 20 (twenty) Cottahs 12 (twelve) Chittacks 27 (twenty seven) Square feet, more or less, equivalent to 34.36 (thirty four point three four) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 6000 Square feet, more or less, lying and situated at



ADDITIONAL REGISTRAR
OF ASSURANCES, W. KOLKATA
= 8 DEC 2014

Premises/Plot No.99, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700 055, in Municipal Ward No.30, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, – measuring an area 6.48 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.513, –measuring an area 9.7 decimal, under L.R. Khatian No.506, and L.R. Dag No.516, –measuring an area 9.44 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.517, – measuring an area 5.19 decimal, under L.R. Khatian Nos.506 & 1922, and L.R. Dag No.520, –measuring an area 3.55 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum Municipality, District 24 Parganas (North), butted and bounded as follows:—

ON THE NORTH	: By 22'-0" wide Road;
ON THE SOUTH	: By Sangam Apartment;
ON THE EAST	: By Pre./Plot No.99/1, Jessore Road;
ON THE WEST	: By Pre./Plot No.99/1, Jessore Road.

b) ALL THAT piece or parcel of bastu land, measuring an area 12 (twelve) Cottahs 9 (nine) Chittacks 17 (seventeen) Square feet, more or less, equivalent to 20.8 (twenty point eight) decimal, more or less, togetherwith Tiles shed structure standing thereon, measuring an area 3600 Square feet, more or less, lying and situated at Premises/Plot No.99/1, Jessore Road, being portion of Municipal Holding Nos.61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8 & 61/9, (formerly 211), Calcutta-Jessore Road, Police Station – Lake Town, Kolkata – 700 055, in Municipal Ward No.30, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag Nos.236(p) and 265(p), under C.S. Khatian No.234, corresponding to R.S. Dag Nos.310(p), 311(p) and 399(p), under R.S. Khatian No.896, corresponding to L.R. Dag No.508, – measuring an area 6.05 decimal, under L.R. Khatian Nos.506 and 1922, and L.R. Dag No.521, –measuring an area 14.75 decimal, under L.R. Khatian Nos.506 and 1922, within the jurisdiction of the South Dum Dum



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 8 DEC 1964.

Municipality, District 24 Parganas (North), butted and bounded as follows:—

- | | |
|--------------|--------------------------------------|
| ON THE NORTH | : By 22'-0" wide Road; |
| ON THE SOUTH | : By Sangam Apartment; |
| ON THE EAST | : By Pre./Plot No.99, Jessore Road; |
| ON THE WEST | : By Pre ./Plot No.99, Jessore Road. |

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described.

SECOND SCHEDULE ABOVE REFERRED TO:

(Deposits and other charges)

Other charges shall include :

- a) All expenses, deposits, security deposits, etc. on account of obtaining electrical infrastructure power from the electricity service provided in and for the project:
- b) All costs and expenses towards amenities, facilities;
- c) All cost and charges towards electricity infrastructure and for producing electricity connection for the project including the costs and expenses for transformers and all allied accessories thereto;
- d) All costs, charges and expenses on account of purchase and installations of generator and its accessories (including cables, panels and the like) for power back-up for the units and common areas and Installations;
- e) Cost of formation of service maintenance company/society.
- f) Service tax, Value Added Tax (VAT) or any other statutory charges/levies that may be charged on the said properties or the buildings or the units or on their transfer or construction partially or wholly, as the case may be.
- g) Any other charges as may be decided by the developer.
- h) Any charges if required to be realize by the Developer on account of any change and/or introduction of statute.

DEPOSITS (which shall be interest free) shall include:

- a) Deposit on account of maintenance charges and municipal rates and taxes;
- b) Deposit on account of sinking fund.



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
= 8 DEC 2011

IN WITNESS WHEREOF both the parties hereto Owners and Developer have executed this Agreement for the aforesaid plots of land under their respective signatures in day, month and year first above written.

SIGNED, AND DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF:

1. Uday Chandra Gayen
Adv.

2. Mahesh Kumar
Block-1, Patipukur
Kolkata-700048

SIGNED, SEALED & DELIVERED
BY THE SECOND OWNER AT KOLKATA
IN THE PRESENCE OF:

1. Uday Chandra Gayen
Adv.

2. Mahesh Kumar

SIGNED, SEALED & DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF:

1. Uday Chandra Gayen
Adv.

2. Mahesh Kumar

Drafted by :

Uday Chandra Gayen
Advocate,
High Court, Calcutta.
Reg. No. WB/1430/2002.

1. Anju Khaitan
2. Suman Saha
3. Indu Guenka
4. श्रीमती देवी

SIGNATURE OF THE
OWNERS/FIRST PART

For SHREE SHAKTI DEALCOM PVT. LTD.

Bharat Chandra

Director

SIGNATURE OF THE SECOND
OWNER/SECOND PART

Shree Krishna Infra Developers

Aayush Tandon
Partner

SIGNATURE OF THE
DEVELOPER/THIRD PART



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 8 DEC 2011

RECEIVED on and from the Developer herein a sum of Rs.25,00,000/- (Rupees twenty five lakh) only being the forfeit money in connection with previous sanctioned building plan, as per memo hereunder written.

M E M O

Cheque No./Cash	Dated	Drawn on	Amount Rs.
265733	24.02.2017	Axis Bank	5,00,000/-
265734	24.02.2017	Axis Bank	5,00,000/-
265735	24.02.2017	Axis Bank	5,00,000/-
265736	24.02.2017	Axis Bank	5,00,000/-
265737	24.02.2017	Axis Bank	5,00,000/-
TOTAL RUPEES TWENTY FIVE LAKH ONLY		Total Rs.	25,00,000.00

WITNESSES:-

1. *Waj Chand Goyal*
Adv.

2. Mahesh Kumar

For SHREE SHAKTI DEALCOM PVT. LTD.

Bhawal Chandra

SIGNATURE OF THE SECOND OWNER Director






ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
8 DEC 2014

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGERS PRINT

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

Sujin Khosla

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

Suman. Sarda

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

Indu Grownka





ADDITIONAL REGISTRAR
OF ASSurances, KOLKATA
= 8 DEC 1964

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

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

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

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 8 DEC 2014

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

GRN: 19-201718-013094822-2 Payment Mode Counter Payment
GRN Date: 08/12/2017 12:57:03 Bank: AXIS Bank
BRN: 19108122017SST309959583 BRN Date: 08/12/2017 00:00:00

DEPOSITOR'S DETAILS

Name : SHREE KRISHNA INFRA DEVELOPERS
Contact No. : Mobile No. : +91 9830106520
E-mail : nirmalagroup20@gmail.com
Address : 253 LAKE TOWN BLOCK B KOL700 089
Applicant Name : Mr Uday Chandra Gayen
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 19040001670795/5/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001670795/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	19040001670795/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	25105

In Words : Rupees One Lakh Twenty Six only

Total

100026

Major Information of the Deed

Deed No :	I-1904-12786/2017	Date of Registration	20/12/2017
Query No / Year	1904-0001670795/2017	Office where deed is registered	
Query Date	05/12/2017 12:54:21 PM	A.R.A - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uday Chandra Gayen 15/1, Sadhana Ausadhalaya Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9051864918, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 9/-	Rs. 14,83,36,935/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Patipukur, Premises No, 99/1, Ward No: 30

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-508	LR-506	Bastu	Bastu	6.48 Dec	1/-	1,70,87,762/-	Width of Approach Road: 22 Ft.,
L2	LR-513	LR-506	Bastu	Bastu	9.7 Dec	1/-	2,55,78,902/-	Width of Approach Road: 22 Ft.,
L3	LR-515	LR-1922	Bastu	Bastu	9.44 Dec	1/-	2,48,93,282/-	Width of Approach Road: 22 Ft.,
L4	LR-517	LR-506	Bastu	Bastu	5.19 Dec	1/-	1,36,88,032/-	Width of Approach Road: 22 Ft.,
L5	LR-520	LR-1922	Bastu	Bastu	3.55 Dec	1/-	93,61,351/-	Width of Approach Road: 22 Ft.,
L6	LR-508	LR-1922	Bastu	Bastu	6.05 Dec	1/-	1,59,53,852/-	Width of Approach Road: 22 Ft.,
L7	LR-521	LR-506	Bastu	Bastu	14.75 Dec	1/-	3,88,95,754/-	Width of Approach Road: 22 Ft.,
		TOTAL :			55.16Dec	7 /-	1454,56,935 /-	
		Grand Total :			55.16Dec	7 /-	1454,56,935 /-	

Structure Details :



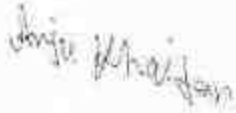
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	6000 Sq Ft.	1/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L6, L7	3600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type:					



Tiles Shed, Extent of Completion: Complete

Total :	9600 sq ft	2 /-	28,80,000 /-
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Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Mrs Anju Khaitan Wife of Late Shyam Sundar Khaitan Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office</p>			
	20/12/2017	LTI 20/12/2017	20/12/2017	
	689, Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALIPK4924E, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office			
2	<p>Mrs Suman Saraf, (Alias: Suman Goenka) Wife of Mr Nirmal Saraf 347, Hanapara, Krishna Apartment, Flat No: 4A, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZXPS1426J, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence</p>			
3	<p>Mrs Indu Devi Goenka Wife of Late Mukesh Kumar Goenka 39, Bangur Avenue, Block-C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHJPG5930F, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence</p>			
4	<p>Mrs Meena Devi, (Alias: Munni Goenka) Wife of Mr Rajendra Kumar Chhapan Devi Market, Khajpura, BMP Road, Phulwari, P.O:- Pirhahar, P.S:- PIRBAHORE, District:-Patna, Bihar, India, PIN - 800014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHEPD9964L, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence</p>			
5	<p>M/s. Shree Shakti Delcom Pvt Ltd 25, Stand Road, P.O:- Gpo Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAKCS7872H, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>M/s. Shree Krishna Infra Developers P-253, Lake Town, Block-B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: ACNFS1258D, Status :Organization, Executed by: Representative</p>



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Aayush Tekriwal (Presentant) Son of Mr Dwarka Prasad Tekriwal P-227, Lake Town, Block-B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABMPT0199C Status : Representative, Representative of : M/s. Shree Krishna Infra Developers (as partner)
2	Mr Bharat Goenka Son of Shankar Lal Goenka 10, Swami Vivekananda Road, First Floor, Flat No: 1B, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BASPG7458R Status : Representative, Representative of : M/s. Shree Shakti Delcom Pvt Ltd

Identifier Details :

Name & address	
Shri Mahadeb Kundu Son of Late Dalim Kundu Block-1, Palipukur, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs Suman Saraf, Mrs Indu Devi Goenka, Mrs Meena Devi, Mr Aayush Tekriwal, Mr Bharat Goenka	
Mr Uday Chandra Gayen Son of Late Binay Chandra Gayen 15/1, Sadhana Aushadhalaya Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Anju Khaitan	
20/12/2017	
<i>(Signature)</i>	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-1.62 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-1.62 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-1.62 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-1.62 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-2.425 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-2.425 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-2.425 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-2.425 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-2.36 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-2.36 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-2.36 Dec



4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-2.36 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-1.2975 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-1.2975 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-1.2975 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-1.2975 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-0.8875 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-0.8875 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-0.8875 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-0.8875 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-1.5125 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-1.5125 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-1.5125 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-1.5125 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-3.6875 Dec
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-3.6875 Dec
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-3.6875 Dec
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-3.6875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-1500.00000000 Sq Ft
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-1500.00000000 Sq Ft
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-1500.00000000 Sq Ft
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-1500.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anju Khaitan	M/s. Shree Krishna Infra Developers-900.00000000 Sq Ft
2	Mrs Suman Saraf	M/s. Shree Krishna Infra Developers-900.00000000 Sq Ft
3	Mrs Indu Devi Goenka	M/s. Shree Krishna Infra Developers-900.00000000 Sq Ft
4	Mrs Meena Devi	M/s. Shree Krishna Infra Developers-900.00000000 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Patipukur, Premises No: 99/1, Ward No: 30

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 508(Corresponding RS Plot No:- 399), LR Khatian No:- 506	Owner:প্রফুল্ল কুমার মিত্র, Gurdian:প্রভাত চন্দর, Address:নিজ , যশোহর রোড কলি -28, Classification:পুকুরসড়, Area:0.12370000 Acre,
L2	LR Plot No:- 513(Corresponding RS Plot No:- 310/ 311/ 312), LR Khatian No:- 506	Owner:প্রফুল্ল কুমার মিত্র, Gurdian:প্রভাত চন্দর, Address:নিজ , যশোহর রোড কলি -28, Classification:বাস্ত, Area:0.09700000 Acre,
L3	LR Plot No:- 516(Corresponding RS Plot No:- 310), LR Khatian No:- 1922	Owner:শিশির কুমার ঘোষ, Gurdian:শশাঙ্ক, Address:নিজ, Classification:বাস্ত, Area:0.01660000 Acre,
L4	LR Plot No:- 517(Corresponding RS Plot No:- 310), LR Khatian No:- 506	Owner:প্রফুল্ল কুমার মিত্র, Gurdian:প্রভাত চন্দর, Address:নিজ , যশোহর রোড কলি -28, Classification:বাস্ত, Area:0.05190000 Acre,
L5	LR Plot No:- 520(Corresponding RS Plot No:- 302/ 310), LR Khatian No:- 1922	Owner:শিশির কুমার ঘোষ, Gurdian:শশাঙ্ক, Address:নিজ, Classification:বাস্ত, Area:0.06860000 Acre,
L6	LR Plot No:- 508(Corresponding RS Plot No:- 399), LR Khatian No:- 1922	Owner:শিশির কুমার ঘোষ, Gurdian:শশাঙ্ক, Address:নিজ, Classification:পুকুরসড়, Area:0.02160000 Acre,
L7	LR Plot No:- 521(Corresponding RS Plot No:- 302/ 310), LR Khatian No:- 506	Owner:প্রফুল্ল কুমার মিত্র, Gurdian:প্রভাত চন্দর, Address:নিজ , যশোহর রোড কলি -28, Classification:ডাঙ্গা, Area:0.58400000 Acre,

Endorsement For Deed Number : I - 190412786 / 2017

On 07-12-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,83,36,935/-

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 08-12-2017

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

Presented for registration at 20:45 hrs on 08-12-2017, at the Private residence by Mr Aayush Tekriwal ,

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

Execution is admitted on 08/12/2017 by 1. Mrs Suman Saraf, Alias Suman Goenka, Wife of Mr Nirmal Saraf, 347, Haniapara, Krishna Apartment, Flat No: 4A, P.O: Krishnapur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 2. Mrs Indu Devi Goenka, Wife of Late Mukesh Kumar Goenka, 39, Bangur AVenue, Block-C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 3. Mrs Meena Devi, Alias Munni Goenka, Wife of Mr Rajendra Kumar Chhapan, Devi Market, Khajpura, BMP Road, Phulwari, P.O: Pirbahar, Thana: PIRBAHORE, , Patna, BIHAR, India, PIN - 800014, by caste Hindu, by Profession House wife

Indetified by Shri Mahadeb Kundu, ... , Son of Late Dalim Kundu, Block-1, Patipukur, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession:Business



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

Execution is admitted on 08-12-2017 by Mr Aayush Tekriwal, partner, M/s. Shree Krishna Infra Developers (Partnership Firm), P-253, Lake Town, Block-B, P.O.- Lake Town, P.S.- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700089

Identified by Shri Mahadeb Kundu, , Son of Late Dalim Kundu, Block-1, Patipukur, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Business

Execution is admitted on 08-12-2017 by Mr Bharat Goenka, director, M/s. Shree Shakti Delcom Pvt Ltd (Private Limited Company), 25, Stand Road, P.O:- Gpo Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Mahadeb Kundu, , Son of Late Dalim Kundu, Block-1, Patipukur, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Business

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 16-12-2017

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2017 12:00AM with Govt. Ref. No: 192017180130948222 on 08-12-2017, Amount Rs: 25,105/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 19108122017SST309959583 on 08-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2017 12:00AM with Govt. Ref. No: 192017180130948222 on 08-12-2017, Amount Rs: 74,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 19108122017SST309959583 on 08-12-2017, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 20-12-2017

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

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

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

Execution is admitted on 20/12/2017 by Mrs Anju Khaitan, Wife of Late Shyam Sundar Khaitan, 689, Lake Town, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife

Identified by Mr Uday Chandra Gayen, , Son of Late Binay Chandra Gayen, 15/1, Sadhana Aushadhalaya Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others



Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 27362, Amount: Rs.100/-, Date of Purchase: 13/11/2017, Vendor name: M GHOSH



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJU KHETAN
MADANLAL CHOWDHURY
02/02/1972
Permanent Account Number
ALIPK4924E



Anju Khetan
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Anju Khetan

भारत सरकार
Government of India



मीना देवी
Meena Devi

पति: राजेंद्र कुमार चहापरी
Husband: Rajendra Kumar
Chhapari

जन्म तिथि / DOB: 05/10/1976
महिला / Female



2728 1245 2153

आधार - आम आदमी का अधिकार

भारतीय पहचान आयोग
Unique Identification Authority of India

पता: देवी बाईकट चहापुरा, सी एम
पी रोड, फुलवारी, पटना, बी.बी.
कोटवा, पिन: 800014

Address: DEVI MARKET KHAJPURA B.M
ROAD, FULWARI, Patna, B.V. College,
Bihar, 800014

2728 1245 2153


1800 300 134


help@uidai.gov.in


www.uidai.gov.in

मीना देवी



भारत सरकार
GOVERNMENT OF INDIA

Suman Saraf

DOB: 15/04/1978
FEMALE



6048 7888 0915

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O. Nirmal Kumar Saraf, 18,
MUKTARAM BABU STREET, Barabazar,
Kolkata,
West Bengal - 700007



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Suman Saraf



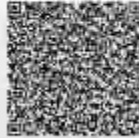
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2189/69351/02338

Download Date: 31/10/2017
Generation Date: 24/07/2017

To
ANJU KHAITAN
D/O Late Madan Lal Choudary
889, BLOCK- A,
LAKE TOWN
LAKE TOWN, KOLKATA
NEAR MANSAMANDIR
Lake Town
Lake Town
North 24 Parganas West Bengal - 700089
9051273711

Signature valid
Digitally signed by ANJU KHAITAN
DN: cn=ANJU KHAITAN, o=Unique Identification Authority of India



आपका आधार क्रमांक / Your Aadhaar No. :

4943 2452 1069

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



ANJU KHAITAN
Date of Birth/DOB: 01/04/1972
Female: FEMALE



4943 2452 1069

मेरा आधार, मेरी पहचान

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

INFORMATION

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

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



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
D/O Late Madan Lal Choudary, 889,
BLOCK- A, LAKE TOWN, NEAR
MANSAMANDIR, LAKE TOWN,
KOLKATA Lake Town, North 24
Parganas,
West Bengal - 700089

4943 2452 1069

Anju Khaitan



For SHREE SHAKTI DEALCOM PVT. LTD,
Bharat halwa

Director

आयकर विभाग
 INCOME TAX DEPARTMENT
 INDU GOENKA
 NAGISHWAR SULTANIA
 10/10/1978
 Permanent Account Number
 AHJP35930F
 इंदु गोएंका
 Signature

भारत सरकार
 GOVT. OF INDIA





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 आयकर सेवा केंद्र UTISI,
 प्लॉट नं. 1, कोलाबा (1), सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.

Indu Goenka

भारत सरकार
GOVERNMENT OF INDIA

आधार (Aadhaar)



Bharat Goenka
DOB: 28-02-1992
Gender: Male



4581 3919 0085


आधार आम आदमी का अधिकार


आधार प्रमाणिकरण
AUTHORITY OF INDIA


आधार


**S/O शंकर लाल गोएंका, देवेंद्रा प्रतिष्ठान,
प्लॉट नं- 10, 20, स्वामी विवेकानन्दा रोड, रॉड कोल,
मोटिबेल् ई.ओ. कोलकाता, पश्चिम बंगाल,
700074**


**Address:
S/o Shankar Lal Goenka, Devendra
Mansion, Flat No- 1b, 10, Swami
Vivekananda Road, Rod Kol,
Motjheel S.o, Kolkata, West
Bengal, 700074**




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 1800 300 1947


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 P.O. Box No.1947,
 Gurgaon-500 001

Bharat Goenka

Address:
237 LAKE TOWN BLDG-B/P/116 NO. 1
234-IND. EXCEPT 271 & 4722L SOUTH
DUB DUB LAKE TOWN HOUSTON
HOUSTON, TX 77059



Date: 18/01/2018

Facsimile Signature of the Electoral
Registration Officer for
115-Bichalnagar Constituency

In case of change in address, furnish the Card No.
to the Electoral Officer or enclosing your request to the
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भारतीय निर्वाचन आयोग
भारत में
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IDENTITY CARD
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व्यक्ति का नाम : अजय अशोक शर्मा
व्यक्ति का पता : अजय शर्मा
पिता का नाम : अशोक शर्मा
लिंग/प्राकार : पुरुष
लिंग/प्राकार : पुरुष
Date of Birth : 22/05/1991

Ajay Sharma

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT OF INDIA

AAYUSH TEKRIWAL

DWARIKA PRASAD TEKRIWAL

22/05/1991
Permanent Account Number
ABXPT9559K

Aayush Tekriwal
Signature



01/04/2010

Aayush Tekriwal

Aayush Tekriwal



ভারতীয় চিহ্নিত ব্যক্তির আধার কার্ড

ভারত সরকার

Unique Identification Authority of India

Government of India

আধারকার্ডের আই ডি / Enrollment No.: 1062/11301/27589

To
মহাদেব কুন্ডু
Mahadeb Kundu
S/O: Daim Kumar Kundu
EP 33 PALLYSHREE COLONY, NO-1
PATIPUKUR
South Dum Dum (m)
Sreebhumi
North 24 Paraganas North 24 Parganas
West Bengal 700048
9051864918

28/09/2015

28/09/2015



MP930304858FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2569 7569 8431

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মহাদেব কুন্ডু
Mahadeb Kundu
জন্মতারিখ / DOB : 05/01/1979
পুংসব / Male



2569 7569 8431

আধার - সাধারণ মানুষের অধিকার

Mahadeb Kundu

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUMAN SARAF

VIJAY KUMAR GOENKA

15/04/1978

Permanent Account Number

AZXPS1426J

Suman Saraf

Signature



Suman Saraf

Suman Saraf

आयकर विभाग

INCOME TAX DEPARTMENT

MEENA DEVI

VIJAY KUMAR GOYANKA

05/10/1976

Permanent Account Number

BHEPD99964L

मीना देवी

Signature



भारत सरकार
GOVT. OF INDIA



21012012

मीना देवी



भारत सरकार
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Government of India

Enrolment No.: 2189/69351/02338

To
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D/O Late Madan Lal Choudary
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LAKE TOWN, KOLKATA
NEAR MANSA MANDIR
Lake Town
Lake Town
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9051273711

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आपका आधार क्रमांक / Your Aadhaar No. :

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मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



ANJU KHAITAN
Date of Birth/DOB: 01/04/1972
Female/ FEMALE

4943 2452 1069

मेरा आधार, मेरी पहचान

सूचना

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KOLKATA, Lake Town, North 24
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West Bengal - 700089

4943 2452 1069

Anju Khaitan



भारत सरकार
GOVERNMENT OF INDIA

Suman Saraf

DOB: 15/04/1978
FEMALE



6048 7888 0915

NERA AADHAAR, MERI PEHCHAN



भारतीय पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

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Suman Saraf



 ভারত সরকার
 Government of India



ইন্ডু গেরিকা
 Indu Goerka
 পিতা : নাগেশ্বর সুলতানিয়া
 Father : Nagishwar Sultania
 জন্মতারিখ / DOB : 10/10/1978
 মহিলা / Female



9111 5737 4055

আধার - সাধারণ মানুষের অধিকার



 ভারত সরকার
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ঠিকানা:
 # লোটিস আপার্টমেন্ট, এজি 347,
 কৃষ্ণপুর হানাপারা, রাজারহাট
 গোপালপুর (এম), উত্তর 24
 পরগনা, কৃষ্ণপুর, পশ্চিম বঙ্গ,
 700102

Address:
 BLUE LOTUS APARTMENT, AG
 347, KRISHNAPUR HANAPARA
 Rajarhat Gopalpur(M), North 24
 Parganas, Krishnapur, West
 Bengal, 700102

9111 5737 4055



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1800 500 1947



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InduGoerka

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1904-2018, Page from 7559 to 7622

being No 190412786 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.01.05 09:53:53 +05:30
Reason: Digital Signing of Deed.

AK
(Asit Kumar Joarder) 05-01-2018 09:53:34
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)