

14396/14

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04317/14

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



R 415531

U- 22680/14 Development Agreement

12.30

Construction

Certified that the Document is admitted to Registration. The Signatures on and the endorsement thereto attached to this document are copies of this Document.

27/11/14  
Additional Registrar of Assurances-III  
Kolkata

E 21  
M 25  
M 4

*[Signature]*  
Additional Registrar  
of Assurances-III, Kolkata

*[Signature]*  
Additional Registrar of Assurances-III  
Kolkata

27 NOV 2014

U/C-1751-101

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 27<sup>th</sup> day of November TWO THOUSAND AND FOURTEEN (2014)

115892

A. K. Chowdhary & Co.  
Advocates  
10, Old Post Office Street  
Room No. 21, 1<sup>st</sup> Floor, Kol-1

NAME	
ATD	
RA	
T	27 NOV 2014
IN	
SUDANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
10, Old Post Office Street, Kol-1	

27 NOV 2014  
27 NOV 2014



Identified by me

*V. Modi*

VIKASH MODI  
S/o. Sri M.P. Modi  
50, Suburban School Rd.  
Kol-25  
Service

Additional Registrar of Assurance • III  
Kolkata

27 NOV 2014

(1) SUNRISE ENCLAVE PRIVATE LIMITED(PAN AAICS 2280H), (2) HIRISE PROMOTERS PRIVATE LIMITED (PAN AABCH 4412R), (3) SAGUN VINIMAY PRIVATE LIMITED (PAN AAICS 7016D), (4) MAINAK VINIMAY PRIVATE LIMITED ( AAECM 2868F), (5) ANTRATMA COMMODITIES PRIVATE LIMITED (PAN AAGCA 6782Q), (6) ANANT DISTRIBUTORS PRIVATE LIMITED (PAN AAGCA 7066D), (7) ANAND SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6781P), (8) ANTRIKSH SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6784J), (9) ATTRACTIVE DEALER PRIVATE LIMITED(PAN AAGCA 6783R), (10) ANURAG SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6780N), (11) ASTER VINIMAY PRIVATE LIMITED(PAN AAGCA 6346N), No. 1 to 11 are all Companies incorporated under the Companies Act, 1956, all having their respective registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 and (12) TIRUPATI HI-TECH PRIVATE LIMITED( PAN AACCT 4791N), a Company incorporated under the Companies Act, 1956, having its registered office at 1, Rowdon Street, Suite No. 807, Police Station-Shakespeare Sarani, Kolkata - 700 017, hereinafter jointly called and referred to as the **"PARTIES HERETO OF THE FIRST PART"** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors and successors in interest and assigns) of the **ONE PART.** Parties No.1, 2, 3 and 4 are represented by one of its directors Mr. Utsav Agarwal (PAN AJDPA 7778B), son of Rajiv Agarwal working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, Parties No. 5, 6, 7, 8, 9, 10 and 11 are represented by one of its directors Mr. Arun Kumar Kedia (PAN AFCPK 8353F), son of Ram Kumar Kedia, working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 and Party No.12 is represented by its authorized signatory Mr. Utsav Agarwal, son of Rajiv Agarwal working for gains at 1, Rowdon Street, Suite No. 807, Police Station- Shakespeare Sarani, Kolkata - 700 017

**AND**

**ASTER VINIMAY PRIVATE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 hereinafter called and/or referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) of the **OTHER PART.** represented by one of its directors Mr. Arun Kumar Kedia (PAN AFCPK 8353F), son of Ram Kumar Kedia, working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025

**WHEREAS:**

- A. **DEFINATION:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
- (i) **Premises** shall mean ALL THAT piece and parcel of land admeasuring 81 Cottahs, 4 Chittacks and 18 sq. ft. (more or less) equivalent to 5436.455 square meters situate lying and comprised in L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P), recorded in L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, and 27979, in Mouza - Serampore, J. L. No. 13, Police Station Serampore, Additional District Sub-Registrar Serampore, under Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, District - Hooghly together with the structure/s standing and/or lying erected thereupon and/or part whereof more



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Kolkata

27 NOV 2014

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fully and particularly mentioned, described, explained, enumerated, provided and given in the **FIRST SCHEDULE**.

- (ii) **BUILDINGS** shall mean and include the proposed building or buildings to be constructed erected and completed by the **DEVELOPER** herein in accordance with the plan sanctioned by Serampore Municipality on the said premises.
- (iii) **Parties hereto of the First Part** shall mean (1) **SUNRISE ENCLAVE PRIVATE LIMITED**, (2) **HIRISE PROMOTERS PRIVATE LIMITED**, (3) **SAGUN VINIMAY PRIVATE LIMITED**, (4) **MAINAK VINIMAY PRIVATE LIMITED**, (5) **ANTRATMA COMMODITIES PRIVATE LIMITED**, (6) **ANANT DISTRIBUTORS PRIVATE LIMITED**, (7) **ANAND SUPPLIERS PRIVATE LIMITED**, (8) **ANTRIKSH SUPPLIERS PRIVATE LIMITED**, (9) **ATTRACTIVE DEALER PRIVATE LIMITED**, (10) **ANURAG SUPPLIERS PRIVATE LIMITED**, (11) **ASTER VINIMAY PRIVATE LIMITED** and (12) **TIRUPATI HI-TECH PRIVATE LIMITED** and shall mean its successors and successors in interest.
- (iv) **DEVELOPER** shall mean **ASTER VINIMAY PRIVATE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 and shall mean its successors and successors in interest
- (v) **TITLE DEED** shall mean the various title deeds in favour of the parties hereto of the first part and the developer, and other documents concerning the titles and/or evidencing and /or confirming the same.
- (vi) **ADVOCATE** shall mean A.K. Chowdhary & Co., Advocates of 10, Old Post Office Street, Room no. 21, 1<sup>st</sup> Floor, Kolkata 700 001 as the Advocate of the Parties herein as appointed by the Developer herein to act on their behalf for the entire project
- (vii) **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit/Flat/Car Parking and Space holders and all its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the owners of each individual Unit/Flat/Car Parking and Space in the complex proportionately



**Additional Registrar of Assurance - III**  
**Kolkata**

**27 NOV 2014**

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- (viii) **SALEABLE SPACE** shall mean all the constructed and/or open space of the entire area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Building/s forming parts of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.
- (ix) **ARCHITECT** shall mean **Maheshwari & Associates**, of 37A, Baker Road, 2<sup>nd</sup> floor, Kolkata – 700 027, or the person or persons who may be appointed by the Developer for designing and planning of the said Project.
- (x) **PLAN**: Shall mean the plan sanctioned and/or approved by the Serampore Municipality vide Building Permit No. 603 dated 28.03.2014 and shall also include variations/modifications, alterations therein that may be made by the Developer herein as well as all revisions, renewals and extensions thereof, if any.
- (xi) **SPECIFICATION** shall mean the specifications required for the purpose of construction, erection, promotion, building and development of the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project as may be divided by the Architect as more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written and/or given.
- (xii) **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project to the intending purchaser/s/buyer/s/lessee/s/tenant/s.
- (xiii) **TRANSFeree** shall mean a person firm, limited company, association of persons to whom any space in the said project has been transferred, alienated, granted, demised, devised, provided and given. Words importing singular shall include plural and vice versa. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter Gender shall include masculine and feminine genders.



  
Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014



- B. The Parties hereto of the First Part and the Developer are jointly the owners and are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to ALL THAT the said premises, each having specified independent and distinct undivided share therein.
- C. The Parties hereto of the First Part have expressed their unwillingness to contribute, take part and/or join in the construction of the New Building/s at the said premises, and accordingly it has been agreed by and between the parties hereto that the DEVELOPER alone shall pursue the matter with regard to undertaking the work of development of the said premises on its own accord and at its own costs and expenses without any involvement of the parties hereto of the First Part and thereafter to provide to each of the constituents of the Parties hereto of the First Part individually and severally certain share/portion of the revenue/sale proceeds realized from sale and transfer of flats, units, parking spaces/rights and other areas and rights in the New Building/s and the said Premises (hereinafter called "the **Saleable Areas**"), which the parties desire to record into writing as hereinafter contained.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. This agreement is being entered into by and between the parties hereto due to the Parties hereto of the First Part having expressed their unwillingness to contribute, take part and/or join in with regard to construction of the New Building/s at the said premises, which shall be carried out by the DEVELOPER on its own, and to facilitate the DEVELOPER in development work and construction of Building/s at the said premises smoothly with less complexities and without divergence of ideas and conflict in management and undue delay.
2. With effect from the date hereof, the DEVELOPER shall be at liberty to and duly authorized and empowered to pursue the matters with regard to addition alteration modification revalidation etc., of the sanctioned plan and/or obtain fresh sanctioning of the plan and construction, development and commercial exploitation of the said premises at its own costs and expenses and to own use hold possess enjoy transfer deal with and/or otherwise dispose of the same and/or agree to do so in such manner and on such terms and conditions as the DEVELOPER may in its absolute discretion deem fit and proper and appropriate all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Parties hereto of the First Part SUBJECT TO the Developer providing to each of the Parties hereto of the First Part certain share/portion of the revenue/sale proceeds realized from sale and transfer of Saleable Areas, as hereunder contained.



**Additional Registrar of Assurance - III  
Kolkata**

**27 NOV 2014**

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3. The Developer shall provide to the Parties hereto of the First party the **47% revenue (sale proceeds)** realized from sale/transfer of saleable areas and the Parties hereto of the First Part agree to accept and receive the same without demur.
4. The remaining **53% of the revenue (sale proceeds)** realized from sale/transfer of saleable areas shall belong to the Developer to the exclusion of the Parties hereto of the First Part.
5. It is expressly agreed understood and clarified that all sales and transfer of Saleable Areas, by whatever methodology adopted by the Developer, will be effected by and through the Developer alone and all revenue (sale proceeds) will be collected by the Developer and thereafter the same shall be distributed to the Parties hereto of First Part as per their share.
6. For the purpose of the Agreement, the expression "Revenues (Sale Proceeds)" shall mean all amounts received from the sale and/or transfer of saleable areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:
  - a) Marketing and advertising costs and Brokerages, which the parties have agreed and fixed at 4% of the sale consideration irrespective of the actual amount incurred by the Developer, and the same shall belong to the Developer exclusively;
  - b) Statutory realization, including but not limited to Service Tax, Works Contract Sale Tax etc.;
  - c) Stamp Duty and registration Fees, if collected from the prospective purchasers/transferees;
  - d) Costs of extra works carried out exclusively at the instance of the prospective purchasers/transferees, which shall be received by the Developer exclusively;
  - e) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers/transferees beyond the specified specification, which shall be received in entirety by the Developer exclusively;
  - f) Any deposit for electricity board or local electricity suppliers, society formation charges, local charges, deposits/security received from prospective purchasers/transferees for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by the Developer exclusively;
  - g) Amounts received from prospective purchasers/transferees on account of or as extras on account of generator, transformer and other installations and



Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014

facilities, legal charges, development or other fees/charges and also those received as deposits/advances against rates and taxes, maintenance charges etc., which shall be received in entirety by the Developer exclusively.

h) The parties of the First Part shall be entitled to the respective proportions out of the sale proceeds in proportion to the lands respectively held by them and/or in any other manner as the Parties may mutually agreed upon.

7. The distribution of Revenue (Sale Proceeds) shall be made on quarterly basis, as per realizations made.

8. With the object and intent that the development and construction at the said premises is carried out smoothly by the Developer and to avoid undue delay and indecisiveness of the Parties hereto of the First Part, it has been mutually been agreed inter se amongst the Parties as follows:

(i) That the Developer shall be solely and absolutely entitled and duly authorized to look after, manage, control and complete the work of development and construction at the said premises and to do all acts deeds and things as may be required therefor without any further reference to the parties hereto of the First Part and the consent of the Parties hereto of the First Part shall be deemed to have been given by these presents itself.

(ii) That all finance required for development and construction at the said premises shall be incurred by the Developer and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.

8.1 For all or any of the purpose mentioned in this agreement, the Parties hereto of the First Part do and each of them doth hereby appoint authorize nominate constitute and empower the Developer as their true and lawful agent and attorney and in case any further powers or authorities are required by the Develop for the purpose aforesaid, the Parties hereto of the First Part agree to grant such powers and authorities as may from time to time be required by the Developer.

8.2 Further, as and when required by the Developer, the Parties hereto of the First Part shall grant power(s) of attorney to the Developer and/or its nominee(s) to sell transfer and/or otherwise dispose of the saleable areas and other spaces areas rights and benefits at the said premises (including proportionate share in the land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith.



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**Additional Registrar of Assurance - III  
Kolkata**

**27 NOV 2014**

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- 8.3 Such power of attorney, if granted to the nominees of the Developer shall be given by the Parties hereto of the First Part separately and/or jointly with the Developer, as the Developer may desire from time to time.
9. The original sanctioned plan as also all the title deeds and other papers and documents relating to the said premises shall be retained by and/or kept in the custody of the Developer and the Developer unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Parties hereto of the First Part produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan as be sanctioned and the title deeds and also shall at the like request and cost deliver to the Parties of the First Part such attested or other copies or extracts therefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.
10. The Developer shall be entitled to arrange for financing of the project (project finance) by banks/financial institutions/other entities (financier) and obtain loans for the project at the said premise and for that to mortgage and/or create charge of any other type on the said premises and also keep the same as collateral security with the banks of financial institutions or else, to the extent of its share therein derived in proportion to its share in the Revenue (sale proceeds) as aforesaid and the Developer is hereby authorized by the Parties hereto of the First Part and each of them to deposit the original title documents and other documents of title relating to the said premises with the financier as security for the purpose of project finance and to sign and execute necessary documents on behalf of all the parties hereto in this regard, the Developer shall indemnify the Parties hereto of the First Part against any claim arising out of such borrowings of project finance.
11. The Developer shall be entitled to appear and represent on behalf of the Parties hereto of the First Part in writing orally and make representations before the government, both state and central, all authorities, financial institutions, municipal authorities, urban land authorities, government departments, income tax authorities and other statutory bodies in connection with the matters of the said premises and development thereof and sanction, alteration and/or modification of the plan as be sanctioned and the construction of the building to be constructed at the said premises and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Developer.



  
Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014

Insurance Regulatory and Development Authority of India



12. It is agreed that the Developer shall also be entitled to get insurance coverage against such risks and damages and losses as shall be decided by the Developer and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the insurance and receive insurance claims by cheques or pay orders in the name of the Developer.
13. All receipts issued by the Developer for self and on behalf of the Parties hereto of the First Part shall fully discharge and exonerate the person or persons paying all or any sums of money to the Developer for self and on behalf of the Parties hereto of the First Part.
14. In as much as all powers and authorities with regard to development and construction vests in the Developer, the Parties hereto of the First Part shall not be responsible for construction and promotion of the building and all constructions, which shall be at the risk of the Developer.
15. It is agreed that the Developer shall be entitled to sign and register all deeds and documents that shall be made, done and executed by the Developer for itself and also on behalf of the Parties hereto of the First Part.
16. The Parties hereto of the First Part do hereby also undertake to sign all necessary deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letter of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
17. The Parties hereto of the First part shall not in any manner cause any objection obstruction interference hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Parties hereto of the First Part shall at any time hereafter do or omit to be done anything whereby the construction or development of the New Building/s at the said Premises or the transfer of the same or the saleable areas therein are in any way interrupted or hindered or impeded with, nor the parties hereto of the First Part shall in any way commit breach of any of the terms and conditions herein contained and if due to any neglect or default on the part of the Parties hereto of the First Part or because of any act or omission or commission on the part of the Parties hereto of the First Part, the Developer is restrained from constructing and completing the construction of the New Building/s or any part thereof and/or transferring and disposing of the saleable areas, then and in that event without



**Additional Registrar of Assurance - III  
Kolkata**

**27 NOV 2014**

prejudice to such other rights the Developer may have, the Parties hereto of the First Part, jointly and/or severally (as applicable) shall be liable to compensate and also indemnify the Developer for all losses damages costs claims demands actions and proceedings that may be suffered or incurred by the Developer, which shall be determined by the Architect for the project and the Parties hereto of the First Part agree that the damages, costs, claims and demands so determined by the Architect shall be final conclusive and binding on the parties.

18. It is agreed that if at any time hereafter, the parties hereto acquire any land and/or enter into agreements with the owners of any land contiguous to the said premises, then the same shall form part of the development envisaged in this agreement and all provisions of this agreement shall apply thereto mutatis mutandis and all costs charges and expenses in connection therewith shall be borne and paid by the parties hereto in proportion to the present share of the parties hereto in the land comprised in the said premises.
19. This instrument is only to record the terms and conditions relating to development and no other right is intended to be created.
20. In all matters, the decision of the Developer shall be final and binding on all the Parties hereto of the First Part and shall be conclusive.
21. All disputes and differences arising out of or in relation these presents shall be referred to Arbitration. The parties have nominated Mr. A K Chowdhary, Advocate as the Arbitrator and the Arbitration shall have the power to appoint any other person in his place as the arbitrator. The Arbitration proceeding will be held under the provision of Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force. The Arbitral Tribunal has the summary power to pass interim Award, interim direction, orders etc.
22. Courts of Kolkata alone shall have the jurisdiction to entertain try all action, suits, proceeding/s arising out of these presents.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece and parcel of land admeasuring about an area of 81 Cottahs 4 Chittacks 18 sq. ft. (more or less) to 5436.455 square meters situate lying and comprised in L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P), recorded in L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, and 27979, in Mouza – Serampore, J. L. No. 13, Police Station Serampore, Additional District Sub-Registrar Serampore, under



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Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014

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Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, Dist – Hooghly together with the messuages, tenements, hereditaments, premises and others thereof being butted and bounded in the following manner:

- ON THE SOUTH** : By G. T. Road.
- ON THE EAST** : By Others Property,
- ON THE WEST** : By Others Property,
- ON THE NORTH** : By Others Property,

**THE SECOND SCHEDULE ABOVE REFERRED TO  
SPECIFICATIONS**

1. Structure : R.C.C. Frame with brick built structure.
2. Internal Walls: Smooth impervious Plaster-of-Paris.
3. Doors : Entrance door will be teak finished flushed door while internal doors will be painted flushed door.
4. Windows : Sliding aluminum windows, glass shutters.
5. Hardware : Good quality standard steel fittings & locks of reputed make.
6. Flooring : Vitrified tiles in bedrooms, living/dining and common areas.
7. Kitchen : Counter table with granite top and stainless steel sink.
8. Ceramic tiles dado of 2 feet above the counter.
9. Walls will be finished up to 2 feet 6 inches high with ceramic tiles. Anti-skid ceramic tiles on floor.
10. Toilet : Anti-skid ceramic tiles on floor. Ceramic tiles up to door height.
11. Sanitary Ware: Reputed make sanitary fittings. Hot and cold water provision in all bathrooms.
12. Electrical: Concealed copper wiring of ISI brand, MCB and switches of reputed brand. A.C. point in master bedroom. Cable TV Wiring.
13. Painting & Finishing : Outside face of external walls – High quality Texture Paint.
14. Internal face of the walls – Good quality plaster of paris.
15. Window, gates and grills will be painted with two coats of enamel paints over two coats of primer.
16. Lift ; Reputed Make Lifts



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**27 NOV 2014**

IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the PARTIES  
HERETO OF THE FIRST PART at Kolkata in the presence  
of:

WITNESSES:

1. *V. Modi*  
VIKASH MODI  
5D, Suburban School Rd.  
Kolkata - 25

*Utsav Agarwal*

Mr. Utsav Agarwal as director of SUNRISE ENCLAVE PRIVATE LIMITED, HIRISE PROMOTERS PRIVATE LIMITED, SAGUN VINIMAY PRIVATE LIMITED, MAINAK VINIMAY PRIVATE LIMITED and as Authorised representative of TIRUPATI HI-TECH PRIVATE LIMITED

2. *Rahul Rao*  
10. Old Post office  
Street Kolkata - 7

*Arun Kumar Kedia*

Mr. Arun Kumar Kedia as Director of ANTRATMA COMMODITIES PRIVATE LIMITED, ANANT DISTRIBUTORS PRIVATE LIMITED, ANAND SUPPLIERS PRIVATE LIMITED, ANTRIKSH SUPPLIERS PRIVATE LIMITED, ATTRACTIVE DEALER PRIVATE LIMITED, ANURAG SUPPLIERS PRIVATE LIMITED, ASTER VINIMAY PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED by the DEVELOPER  
at Kolkata in the presence of:

WITNESSES:

1. *V. Modi*

2. *Rahul Rao*

*Arun Kumar Kedia*

Mr. Arun Kumar Kedia as Director of ASTER VINIMAY PRIVATE LIMITED



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**Additional Registrar of Assurance - III  
Kolkata**




**27 NOV 2014**

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**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - III KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 14396 / 2014, Deed No. (Book - I , 04317/2014)**

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kumar Kedia 50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	 27/11/2014	 LTI 27/11/2014	 27/11/14

II. Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Utsav Agarwal Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	
2	Arun Kumar Kedia Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	
3	Arun Kumar Kedia Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	

Name of Identifier of above Person(s)

Vikash Modi  
50, Suburban School Road, Kolkata, District:-, WEST  
BENGAL, India, Pin :-700025

Signature of Identifier with Date

  
27/11/14

**Additional Registrar of Assurance - III**  
**Kolkata**

**8.7 NOV 2014**  
(SARADAM MODI)

**ADDITIONAL REGISTRAR OF ASSURANCE-III**  
**Office of the A.R.A. - III KOLKATA**



1951

1951



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 04317 of 2014  
(Serial No. 14396 of 2014 and Query No. 1903L000022680 of 2014)

On 27/11/2014

**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 : 5, 5(f) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 101.00/-, on 27/11/2014

( Under Article : ,E = 21/- ,I = 55/- ,M(a) = 21/- ,M(b) = 4/- on 27/11/2014 )

**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.-7,30,93,186/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impresive Rs.- 50/-

**Deficit stamp duty**


Deficit stamp duty Rs. 75000/- is paid , by the draft number 324155, Draft Date 20/11/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 27/11/2014

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

Presented for registration at 12.30 hrs on :27/11/2014, at the Office of the A.R.A. - III KOLKATA by Arun Kumar Kedia , one of the Executants.

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

Execution is admitted on 27/11/2014 by

  
Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014  
Ananta Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 3

27/11/2014 14:38:00



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**Government Of West Bengal**  
**Office Of the A.R.A. - III KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 04317 of 2014**  
**(Serial No. 14396 of 2014 and Query No. 1903L000022680 of 2014)**

1. Utsav Agarwal  
Director, Sunrise Enclave Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
  
Director, Hirise Promoters Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
  
Director, Sagun Vinimay Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
  
Director, Mainak Vinimay Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
  
Authorised Representative, Tirupati Hi- Tech Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
. By Profession : Others
2. Arun Kumar Kedia  
Director, Anratma Commodities Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Anant Distributors Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Anand Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Antriksh Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Attractive Dealer Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Anurag Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
  
Director, Aster Vinimay Priavate Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.  
. By Profession : Others
3. Arun Kumar Kedia  
Director, Aster Vinimay Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
. By Profession : Others

*(Signature)*  
Additional Registrar of Assurance - III  
Kolkata

27 NOV 2014  
(Sanatan Maity)

**ADDITIONAL REGISTRAR OF ASSURANCE-III**

**EndorsementPage 2 of 3**





Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 04317 of 2014  
(Serial No. 14396 of 2014 and Query No. 1903L000022680 of 2014)

Identified By Vikash Modi, son of M. P. Modi, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

  
Additional Registrar of Assurance - III  
Kolkata























27 NOV 2014  
( Sanatan Maity )

ADDITIONAL REGISTRAR OF ASSURANCE-III  
EndorsementPage 3 of 3





## SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Agarwal</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Agarwal</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
PHOTO						
	Little      Ring      Middle      Fore      Thumb (Left Hand)					
	Thumb      Fore      Middle      Ring      Little (Right Hand)					
PHOTO						
	Little      Ring      Middle      Fore      Thumb (Left Hand)					
	Thumb      Fore      Middle      Ring      Little (Right Hand)					



*[Handwritten signature]*

**Additional Registrar of Assurance - III  
Kolkata**

**27 NOV 2014**

*[Handwritten scribble]*

\*\*\*\*\*  
DATED THIS 27<sup>th</sup> DAY OF NOV 2014.  
\*\*\*\*\*

**BETWEEN**

SUNRISE ENCLAVE PRIVATE LIMITED &  
ORS.

..... PARTIES HERETO OF THE  
FIRST PART

**A N D**

ASTER VINIMAY PRIVATE LIMITED


..... DEVELOPER

**DEVELOPMENT AGREEMENT**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 6215 to 6233  
being No 04317 for the year 2014.



  
(Sanatan Maiti) 28-November-2014  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal