भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

V 909135

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

Additional District Sub-Registrar, Gariahat, South 24 Parganas

22 APR 2016

THIS AGREEMENT made this 22nd day of APRIL TWO THOUSAND AND SIXTEEN

BETWEEN

(1) KISHAN AGARWAL ALIAS KISHAN MIRANIA AGARWAL (PAN-ADBPA8961E), son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, (2) BISHAN AGARWAL ALIAS BISHAN MIRANIA AGARWAL(PAN-AFJPA6544H), son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, (3) KHAGESH MIRANIA AGARWAL (PAN- ADAPA9376J),son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020,

9431

No. .....

Name : .....

DEBABRATA CHANDRA
Advocate
High Court, Calcutta
Regd. No.-F/413/238/2002

Address : .....

Rs. 100/-

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor.

Date .....

15 APR 2016

16 APR 2016

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

Identified by me,

Debabrata Chandra
Advocate

High Court, Calcutta

WB/614/2002

(4) **SEEMA MIRANIA ALIAS SEEMA MIRANIA AGARWAL (PAN – ADDPA 0219P)**, wife of Kishan Mirania Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, (5) **SARITA MIRANIA ALIAS SARITA MIRANIA AGARWAL (PAN –ADHPA 6135C)**, wife of Bishan Mirania Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, , (6) **NIDHI MIRANIA ALIAS NIDHI MIRANIA AGARWAL (PAN – ADCPA 9051E)**, wife of Khagesh Miramia Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, (7) **KISHAN MIRANIA AGARWAL HUF (PAN – AADHK 8467J)**, a Hindu Undivided family, represented by its Karta, namely Kishan Mirania Agarwal, (PAN- ADBPA8961E), son of Sri Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Post Office L. L. R Sarani, Police Station Bhawanipore, Kolkata – 700020, (8) **MANNALAL SUREKA TRUST (PAN –AABTM 2973P)**, having its registered office at 5/1 A.J.C. Bose Road, Police Station & Post Office Park Street, Kolkata - 700020, represented by one of its Trustee, Mr. Raj Gopal Sureka (PAN ALEPS2124A), son of Shyamlal Sureka, by faith Hindu, by Nationality, by Occupation Business, residing at 5/1 A.J.C. Bose Road, Police Station & Post Office Park Street, Kolkata – 700020, (9) **DAFFODIL HOMES PRIVATE LIMITED (PAN –AACCD 9766F)**, a company incorporated under the Companies Act, 1956 and having its registered office at P-38 India Exchange Place, Police Station Hare Street, Post Office G.P.O., Kolkata – 700001, (10) **K. B. DEALERS PRIVATE LIMITED (PAN- AACCK 2302A)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (11) **B. M. DEALERS PRIVATE LIMITED (PAN –AACCB2624A)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Kolkata – 700046, (12) **K. K. COMMODITIES PRIVATE LIMITED (PAN – AACCK1760E)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (13) **LILY RESIDENCY PRIVATE LIMITED (PAN – AABCL5166G)**, a company incorporated under the Companies Act, 1956 and having its registered office at 11, Lower Range,, Police Station Beniapukur, Post Office Beniapukur, Kolkata – 700017, (14) **BMA MERCHANDISE PRIVATE LIMITED (PAN –AACCB 2625B)**, a company incorporated under the Companies Act, 1956 and having its registered office at 11, Lower Range, Kolkata – 700017, (15) **B.K. MERCHANTILE PRIVATE LIMITED (PAN –AACCB 2626C)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (16) **LEVOC FINANCE PRIVATE LIMITED (PAN – AAACL 8500B)**, a

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

company incorporated under the Companies Act, 1956 and having its registered office at 11, Lower Range, Police Station Beniapukur, Post Office Beniapukur, Kolkata – 700017, (17) **KMA COMMODITIES PRIVATE LIMITED (PAN- AACCK 2303B)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (18) **S. M. A. MERCHANDISE PRIVATE LIMITED (PAN – AAHCS 6387C)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (19) **K. M. DEALERS PRIVATE LIMITED (PAN –AACCK 2305H)**, a company incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (20) **FRESHBYTE BUILDTECH PRIVATE LIMITED (PAN – AACCF 0763E)**, a company incorporated under the Companies Act, 1956 and having its registered office at 33/1, N. S. Road, Marshall House, Police Station Hare Street, Post Office G.P.O., Kolkata – 700001, (21) **SUDSAR BUILDSPACE LLP (PAN – ACGFS 3963C)**, a Limited Liability Partnership Firm incorporated under the Limited Partnership Act, 2008 and having its registered office at 11A/1C, East Topsia Road, Police Station Tiljala, Post Office Tangra, Kolkata – 700046, (22) **GRUHAVIKAS HIGHRISE PRIVATE LIMITED (PAN –AAFCG 2469K)**, a company incorporated under the Companies Act, 1956 and having its registered office at 33/1, N. S. Road, Marshall House, Police Station Hare Street, Post Office G.P.O., Kolkata – 700001, hereinafter collectively referred to as the **OWNERS** (which expression shall, so far as individual persons are concerned, mean and include their respective heirs, executors, administrators, legal representatives and assigns and so far as companies are concerned shall mean and include their respective successors-in-interest and/or successors-in-office and assigns) of the **ONE PART**; (**OWNERS SL.NO. 9 TO 13** are represented by its Director, **KHAGESH MIRANIA AGARWAL** (PAN- ADAPA9376J),son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, **OWNERS SL. NO. 14 TO 18** are represented by its Director, **KISHAN MIRANIA AGARWAL**, (PAN- ADBPA8961E), son of Sri Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Post Office L. L. R Sarani, Police Station Bhawanipore, Kolkata – 700020, **OWNERS SL. NO. 20** is represented by its authorized signatory, **KISHAN MIRANIA AGARWAL**, (PAN- ADBPA8961E), son of Sri Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Post Office L. L. R Sarani, Police Station Bhawanipore, Kolkata – 700020, **OWNERS SL NO. 19 & 22** are represented by its Director, **BISHAN MIRANIA AGARWAL**(PAN-AFJPA6544H), son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020, OWNERS SL.

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

NO. 21 is represted by its Partner, **BISHAN MIRANIA AGARWAL**(PAN-AFJPA6544H), son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020.)

AND

UNIMARKMIRANIA PROJECTS LLP, (PAN AADFU8380Q) a Limited Liability Partnership Firm incorporated under the Limited Partnership Act 2008, having its registered office at 207 AJC Bose Road, Police Station Park Street, Post Office Circus Avenue, Kolkata - 700017, represented by two of its partners namely **Mr. HARSH VARDHAN PATODIA**, (PAN), son of Mr. Gopal Prasad Patodia, by faith Hindu, by Nationality Indian, by Occupation Business and residing at 5F/2 New Road, Alipore, Police Station and Post Office Alipore, Kolkata – 700027and **Mr. KISHAN MIRANIA AGARWAL**, (PAN-ADBPA8961E), son of Ram Bilash Agarwal, by faith Hindu, by Nationality, by Occupation Business, residing at 36/1B Elgin Road (Lal Lajpat Rai Sarani), Police Station Bhawanipore, Post Office L. L. R Sarani, Kolkata – 700020; hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and such other person or persons who may be taken in or admitted as partner(s) in the said partnership firm and their respective heirs executors administrators legal representatives and assigns) of the **OTHER PART.**

- the Owners and the Developer are individually referred to as 'party' and collectively referred to as 'parties'.

WHEREAS:

A. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the following contiguous pieces and parcels of demarcated portion of land presently containing:

R.S. Dag Nos.	Land Area
79	9 cottahs 10 chittacks 33 square feet
80	43 cottahs 15 chittacks 09 square feet
81	67 cottahs 14 chittacks 26 square feet
85	8 cottahs 2 chittacks 30 square feet
86	30 cottahs 14 chittacks 25 square feet
Total	**160 cottahs 09 chittacks 33 square feet**

comprised in Mouza Garagacha, J.L. No. 45, Touzi No.56, being Municipal Holding No.266, Garagacha, within Ward No.01 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas in the State of West Bengal, together with the structures lying thereupon (hereinafter for the sake of brevity collectively referred to as **the said PROPERTY**) free from all encumbrances whatsoever or howsoever, more fully and particularly described in the **Schedule** hereunder written.

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

B. By and under Development Agreement dated 20th January, 2015 registered with the office of Additional District Sub-Registrar, Garia, South 24 Parganas and recorded in Book No. I, CD Volume No.2, Pages 844 to 882, Being No.00212 for the year 2015 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**), made between the Owners herein therein jointly referred to as the 'Owners' of the One Part and the Developer herein therein referred to as the 'Developer' of the Other Part, the Owners herein engaged and entrusted the Developer, for the purpose of development of the said Property, by erection, construction and completion of new buildings upon the said Property and commercially exploitation thereof under the terms contained and recorded in the said Development Agreement.

C. The Developer has caused the building plan sanctioned/approved by the Rajpur Sonarpur Municipality on 4th January, 2016 for erection and construction of first block consisting of two towers being Tower 1 and 2 (hereinafter referred to as the **FIRST BLOCK**) at the said Property and further intend to cause sanction/approval of plan for several other towers/buildings to be erected and constructed at the said Property (hereinafter referred to as the **REMAINING BLOCKS**).

D. The Developer is undertaking the development of the said Property in terms of the said Development Agreement under the project name of **LAKEWOOD ESTATE** to consist of multiple towers/buildings (hereinafter referred to as the said **PROJECT**).

E. By and under an Allocation Agreement dated the _____ day of _____, 2016 (hereinafter referred to as the said **ALLOCATION AGREEMENT**), made between the Owners herein therein jointly referred to as the 'Owners' of the One Part and the Developer herein therein referred to as the 'Developer' of the Other Part, the Owners and the Developer have identified and demarcated the units to be comprised in the Owners' Allocation and Developer's Allocation in the First Block as per the agreed allocation ratio of 47:53 in terms of clause 8.2, 8.3 and 8.4 of the said Development Agreement and detailed in Part–I and Part-II of the Schedule in the said Allocation Agreement.

F. On the request by the Owners, the parties have agreed and decided that the Developer shall be exclusively authorized to sell and transfer all the units/constructed spaces to be comprised in the Remaining Blocks in the Project, and to appropriate and distribute the sale proceeds thereof between the Owners and the Developer in the agreed allocation ratio covenanted in the said Development Agreement.

Additional District Sub-Registrar,
Garia South 24 Parganas

APR 2016

G. Accordingly the parties hereto have intended to enter into this supplementary agreement for recording the terms agreed between them.

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

1. **ALLOCATION:**

Other than the units/constructed spaces in the First Block that have already been demarcated and identified by the parties as being comprised in the Owners' Allocation and Developer's Allocation in terms of the said Allocation Agreement, the respective allocation of the Owners and the Developer shall also consist of the following:

1.1 **OWNERS' ALLOCATION:** shall also include 47% (forty seven per cent) of the Sale Proceeds of the units/constructed spaces comprised in the Remaining Blocks and allocable to the Owners in the said Project at the said Property;

1.2 **DEVELOPER'S ALLOCATON:** shall also include 53% (fifty three per cent) of the Sale Proceeds of the units/constructed spaces comprised in the Remaining Blocks and allocable to the Developer in the said Project at the said Property;

1.3 **SALE PROCEEDS:** shall mean the consideration amounts to be received and realized from the intending transferees from the sale and transfer of the units/constructed spaces comprised in the Remaining Blocks (**SALE PROCEEDS**). It is clarified that the Sale Proceeds shall exclude (1) the amount of Tax Deducted at Source (TDS) as may be deducted by the intending transferees as per the prevailing law, (2) the contributions and amounts of Deposits and Extra Charges to be paid by the intending transferees, (3) the taxes, levies, duties and impositions upon the sale and transfer of the units/constructed spaces, and (4) other amounts and charges not specifically related to the sale and transfer of the individual units agreed to be sold to the intending transferees and/or the amounts that are to be held in escrow on behalf of the association of intending transferees or are to be paid to the facility manager for the maintenance of the Project before the formation of the Association.

2. **SALE OF UNITS AND DISTRIBUTION OF SALE PROCEEDS:**

2.1 The parties hereto have decided that the units/constructed spaces in the Remaining Blocks shall not be individually identified or demarcated as part of

Additional District Sub-Registrar,
Garia South 24 Parganas

12 APR 2016

the Owners' Allocation or Developer's Allocation, but the Developer shall be exclusively entitled to sell and transfer all the units/constructed spaces in the Remaining Blocks. The Sale Proceeds shall be collected in a separate bank account of the Developer, which will operate as escrow on standing instructions, and out of the funds received, 47% of the Sale Proceeds shall be transferred immediately by the Developer to the bank account of the entity specified by the Owners in clause 2.2. Appropriate adjustments/reductions in the proportion/percentage for transfer of the Sale Proceeds to the Owners (or Owners' Authorized Entity) shall be made to account for applicable taxes, including any changes in the applicable tax rates etc. from time to time.

2.2 The Owners' Authorized Representatives and the Developer shall reconcile the accounts showing the Sale Proceeds and the expenditure relating to marketing, branding, advertising and publicity of the project on a monthly basis, and any excess or short payment made to the Owners' Authorized Entity in the preceding month shall be adjusted and/or accounted for not later than the fifteenth day of the current / subsequent month.

2.3 The Owners hereby authorize the following Limited Liability Partnership as the Owners' authorized entity (**OWNERS' AUTHORIZED ENTITY**) for transfer of Owners' share of the Sale Proceeds by the Developer:

FORWARD REALTY LLP
PAN: AAEFF5807G
Address: 11A/1C, East Topsia Road,
Police Station Pragati Maidan, Post Office Tangra,
Kolkata 700046.
Bank Account No.: 127205500453
Bank & Branch: ICICI BANK, Topsia Branch
IFSC: ICIC0001272

2.4 The Developer shall be exclusively entitled to offer, negotiate and finalize the pricing, rate, terms, conditions etc. of sale and transfer of all the units/constructed spaces in the Remaining Blocks at its sole discretion. The Owners shall abide by the decisions made by the Developer in this regard and undertake not to raise any disputes or objections regarding the same.

2.5 The Developer shall be entitled to engage and/or appoint marketing agents and brokers for marketing the units/constructed spaces in the project. Other brokers may also be entitled to market the units/constructed spaces in the project for the brokerage/commission amount and as per the marketing format finalized by the Developer. Brokerage and/or commission shall be paid and/or reimbursed by the Owners to the Developer as per the bills raised by the

Additional District Sub-Registrar,
Gadia South 24 Parganas

22 APR 2016

Developer. Bills for brokerage or commission shall be raised by the Developer on the Owners' Authorized Entity calculated @ (a) 47% of 2% of the total consideration/value of the units sold or (b) actual commission payable to the marketing agent/broker against the unit sold, whichever is higher, together with applicable taxes.

2.6 At the time of execution of this agreement, the Owners shall grant a separate Power of Attorney in favour of (1) Mr. Harsh Vardhan Patodia, (2) Mr. Kumar Vardhan Patodia, (3) Mr. Kirti Vardhan Patodia, (4) Mr. Kishan Mirania Agarwal, (5) Mr. Bishan Mirania Agarwal, (6) Mr. Khagesh Mirania Agarwal and (7) UnimarkMirania Projects LLP, for the sale and transfer of all the units/ constructed spaces in the Remaining Blocks including the execution and registration of various deeds, agreements and documents and for the issuance of no objection certificates for mortgage of the units, and the Owners undertake to admit execution of such Power of Attorney before the concerned registration office, as may be required by the Developer.

2.7 The Owners (directly or through the Owners' Authorized Entity) shall pay and/or reimburse to the Developer 47% of the costs and expenses towards marketing, branding, advertising and publicity of the project, incurred or payable by the Developer within 15 days of demand by the Developer. It is clarified that the Developer shall be entitled to take all decisions regarding the marketing, branding, advertising and publicity of the project and the Owners shall abide by the decisions made by the Developer in this regard and undertake not to raise any disputes or objections regarding the same.

2.8 The Owners hereby authorize Mr. Kishan Mirania Agarwal, Mr. Bishan Mirania Agarwal and Mr. Khagesh M. Agarwal as their authorized representatives (hereinafter referred to as the **AUTHORIZED REPRESENTATIVES**) to jointly and severally (1) represent all the Owners and the Owners' Authorized Entity, (2) receive and confirm receipt of the share of the Sale Proceeds, (3) make payment of the amounts towards brokerage and/or commission, (4) make payment of the amounts towards marketing, branding, advertising and publicity of the project, (5) make payment of refunds to intending transferees together with interest/compensation (if any), and (6) sign and execute all documents, agreements, deeds, letters, money receipts etc. on behalf of the Owners and/or the Owners' Authorized Entity. Any action by the Authorized Representatives shall be binding upon all the Owners and the Owners' Authorized Entity.

2.9 The Owners' Authorized Representatives shall have right to inspect the project marketing accounts and the vouchers, papers and documents relating thereto maintained by the Developer and make copies there from.

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2018

2.10 The Owners' Authorized Entity and/or the Authorized Representatives shall be responsible to allocate and distribute the respective share of the Sale Proceeds to each of the Owners according to their share and interest in the said Property or as may be agreed between them.

2.11 In case any agreements to be entered into with the intending transferees for the sale and transfer of the units/constructed spaces in the Remaining Blocks are terminated, cancelled and/or rescinded for any reasons, the consequences of such termination, cancellation and rescinding as decided by the Developer shall be binding upon the Owners. In case of such termination, cancellation and rescinding, the Owners and/or the Owners' Authorized Entity shall refund the amounts received by them along with interest/compensation (if any) to the intending transferees in the timeframe specified by the Developer. The Developer shall have the right to waive any cancellation charges that may accrue or be due from the intending transferees at its sole discretion. The Owners shall abide by the decisions made by the Developer in this regard and undertake not to raise any disputes or objections regarding the same.

2.12 In case any legal proceedings are initiated by any of the intending transferees pertaining to the disputes arising pursuant to the agreements for sale and transfer of the units/constructed spaces in the Remaining Blocks, the Owners and the Developer shall be jointly liable to face the consequences of such legal proceedings and shall bear all the costs and expenses thereof in the proportion of 47:53, subject to the available remedies and/or reliefs under the said Development Agreement.

2.13 In case of any default or breach of the terms and conditions of sale and transfer of the units/constructed spaces in the Remaining Blocks by any of the intending transferees, the consequences of such default or breach as decided by the Developer (in supersession of the provisions of the sale agreement entered into with the intending transferees) shall be binding upon the Owners. The Owners and the Developer shall be jointly liable to bear the consequences of such default or breach and shall be entitled to the benefits of interest or other charges (if any and if realized) in proportion to their respective share in the Sale Proceeds. The Developer shall not be responsible for any default of any kind or delay in payments by the intending transferees. The Developer shall have the right to waive any interest that may accrue or be due from the intending transferees at its sole discretion. The Owners shall abide by the decisions made by the Developer in this regard and undertake not to raise any disputes or objections regarding the same.

Additional District Sub-Registrar,
Canning South 24 Parganas

30 APR 2018

3. **TAXES, LEVIES AND IMPOSITIONS:**

3.1 The Developer shall be entitled to receive, realize and recover the full amount of all taxes, levies and impositions including cess and surcharge (if any) from the intending transferees pertaining to the entire amount of Sale Proceeds without any claim of the Owners and the Developer shall be entitled to take full benefit of the same.

3.2 In case any other taxes, levies, impositions etc. including interest and penalty are imposed or assessed at any time upon the sale and transfer of the units/constructed spaces in the Remaining Blocks and/or the Sale Proceeds, the Owners and the Developer shall be liable to bear such taxes, levies, impositions etc. including interest and penalty in the proportion of 47:53. The Owners shall not be responsible for any delay by the Developer in depositing with the statutory authorities the service tax that is actually collected from the intending transferees. However the Owners and the Developer shall be responsible to fund in the proportion of 47:53, the shortfall in service tax actually collected vis-à-vis the service tax due on accrual basis; such funding by the Owners and the Developer shall be refunded by the Developer in the same proportion upon collection of the service tax due from the intending transferees.

3.3 The Developer shall be entitled to claim the benefit of the Tax Deducted at Source (TDS) as may be deducted by the intending transferees as per the prevailing law from the consideration amount for the sale and transfer of the units/constructed spaces in the Remaining Blocks. Upon completion of the project and after the Developer has been able to take actual cash benefit of the TDS pertaining to the units/constructed spaces in the Remaining Blocks, 47% of the same shall be shared by the Developer with the Owners (by way of transfer to the Owners' Authorized Entity).

4. **MISCELLANOUS:**

4.1 The parties herein shall be entitled to their respective share in the Sale Proceeds from the sale and transfer of the units/constructed spaces in the Remaining Blocks on the express condition that the intending transferees of such units/constructed spaces shall continue to be bound by the terms and conditions as contained and recorded herein and in the Development Agreement.

4.2 The Developer shall be entitled to receive, realize and recover the full amounts of Extra Charges and Deposits from the intending transferees in terms of the

Additional District Sub-Registrar,
Garia South 24 Parganas

27 APR 2016

said Development Agreement for which the Owners and/or any of them shall have no claim in any manner whatsoever.

4.3 The Developer shall be entitled to deduct any taxes, levies, duties, cess, statutory payments etc. on the amounts of Sale Proceeds to be transferred to the Owners (or the Owners' Authorized Entity) as per applicable law. The Owners and the Developer have been advised that service tax, other taxes and levies, and tax deducted at source is currently not applicable on the amounts of Sale Proceeds to be transferred to the Owners (or the Owners' Authorized Entity); however the Developer shall have the right to realize the same from the Owners, together with any interest or penalty, on retrospective basis in the event any such taxes or levies is levied or considered applicable in the future.

4.4 If the Developer and/or its marketing agents and brokers are unable to market and sell the units in the Remaining Blocks within a period of three years from the completion of the project, in that event the parties shall mutually fix a date for completion or closing the allocations of each of the parties in the Remaining Blocks under this agreement and the date so fixed by the parties shall mean the "Closing Date".

4.5 On the Closing Date, the parties shall mutually demarcate the unsold units/constructed spaces in the Remaining Blocks, based on the market value of the unsold units/constructed spaces on such date, in the ratio of 47% to the Owners' Authorized Entity and 53% to the Developer. The Developer shall then handover to the Owners' Authorized Representatives such allocated units to be comprised in the Owners' Allocation, duly completed in all respects as per the agreed specifications, upon completion of the obligations of the Owners.

4.6 Upon the demarcation of the unsold units/constructed spaces to comprise in the Owners' Allocation and Developer's Allocation as per clause 4.5, the parties shall be entitled to deal with the allocated unsold units/constructed spaces comprised in their respective allocations in the manner they deem fit and proper. The deposits and extra charges required to be made by the intending transferees pertaining to such allocated units shall be paid by the Owners or their intending transferees as the case may be.

4.7 The Owners, the Owners' Authorized Entity and the Authorized Representatives hereby indemnify and shall keep the Developer indemnified in respect of any inter se disagreements or disputes between the Owners.

4.8 The parties hereto agree that this Supplemental Agreement is and shall be supplemental to the Development Agreement and in the event of there being

Additional District Sub-Registrar,
Canning South 24 Parganas

22 APR 2016

any conflict between the terms and conditions of this Supplemental Agreement and the said Development Agreement, the terms and conditions herein contained shall prevail over the terms and conditions contained and recorded in the said Development Agreement.

4.9 It is agreed by and between the Parties that this Supplemental Agreement forms an integral part of the Development Agreement and cannot be read singly.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece and parcel of demarcated portion of land comprised in R.S. Dag Nos.79, 80, 81, 85 & 86 corresponding to L.R. Dag Nos. 86, 87, 88, 92 & 93 presently containing an aggregate land area of about 160 cottahs 09 chittacks 33 square feet in Mouza Garagacha, J.L. No.45, Touzi No.56, being Municipal Holding No.266, Garagacha, within the limits of Rajpur Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas, as per following manner :

R.S. DAG NO. 79 CORROSPONDING TO L.R. DAG NO. 86					
OWNER	RS. KH.	LR. KH.	K	CH	SFT
BISHAN M. AGARWAL	16	410	1	2	11
SARITA M. AGARWAL	16	409	7	0	0
DAFFODIL HOMES PVT.LTD.	16	458	1	8	22
		TOTAL =	9	10	33
R.S. DAG NO. 80 CORROSPONDING TO L.R. DAG NO. 87					
KISHAN M. AGARWAL	31	438	5	6	43
BISHAN M. AGARWAL	31	462	1	15	13
BISHAN M. AGARWAL	31	462	4	3	38
KHAGESH M.AGARWAL	31	461	3	0	0
KHAGESH M.AGARWAL	31	418	2	2	24
SEEMA M. AGARWAL	31	437	1	7	32
SEEMA M. AGARWAL	31	437	5	12	0
SARITA M. AGARWAL	31	435	6	3	28
NIDHI M. AGARWAL	31	419	0	11	32
NIDHI M.AGARWAL	31	419	6	0	0
NIDHI M. AGARWAL	31	419	0	2	24
KB DEALERS PVT. LTD.	31	463	6	13	0
		TOTAL =	43	15	9

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2018

R.S. DAG NO. 81 CORROSPONDING TO L.R. DAG NO. 88					
KISHAN MIRANIA AGARWAL	88	436	3	14	39
BISHAN MIRANIA AGARWAL	88	417	2	9	32
BISHAN MIRANIA AGARWAL	88	427	1	14	20
MANNALAL SUREKHA TRUST	88	454	2	2	11
M/S BM DEALERS PVT. LTD.	88	428	1	14	17
M/S BM DEALERS PVT. LTD.	88	428	0	9	26
M/S KK COMMODITIES PVT. LTD.	88	426	2	4	29
M/S KK COMMODITIES PVT. LTD.	88	426	0	9	26
M/S LILY RESIDENCY PVT.LTD.	88	412	1	6	37
M/S BMA MERCHANDISE PVT.LTD.	88	416	1	3	18
M/S BK MERCHANTILE PVT. LTD.	88	414	1	2	23
M/S BK MERCANTILE PVT LTD.	88	414	1	15	2
M/S BK MERCANTILE PVT LTD.	88	414	1	15	0
M/S BK MERCANTILE PVT LTD.	88	414	1	15	0
LEVOC FINANCE PVT LTD.	88	413	8	6	0
LEVOC FINANCE PVT.LTD.	88	406	2	1	15
LEVOC FINANCE PVT.LTD.	88	406	4	3	14
KMA COMMODITIES PVT. LTD	88	415	2	8	25
KMA COMMODITIES PVT. LTD.	88	415	3	8	42
KMA COMMODITIES PVT. LTD.	88	467	1	0	0

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2015

KMA COMMODITIES PVT. LTD.	88	415	2	8	25
KMA COMMODITIES PVT. LTD.	88	415	3	8	42
KMA COMMODITIES PVT. LTD.	88	467	1	0	0
KMA COMMODITIES PVT. LTD.	88	467	1	11	6
SMA MERCHANDISE PVT. LTD.	88	465	4	5	25
SMA MERCHANDISE PVT. LTD.	88	466	0	15	0
SMA MERCHANDISE PVT. LTD.	88	466	3	9	8
KM DEALERS PVT. LTD.	88	442	5	1	30
GRUHAVIKAS HIGHRISE PRIVATE LIMITED	88	204/1	4	14	31
		TOTAL =	67	14	26
R.S. DAG NO. 85 CORROSPONDING TO L.R. DAG NO. 92					
KISHAN M.AGARWAL(HUF)	22	468	8	2	30
		TOTAL =	8	2	30
R.S. DAG NO. 86 CORROSPONDING TO L.R. DAG NO. 93					
LEVOC FINANCE PVT.LTD.	118	492	2	5	42
LEVOC FINANCE PVT.LTD.	118	492	2	5	42
LEVOC FINANCE PVT.LTD.	118	492	2	5	42
LEVOC FINANCE PVT.LTD.	118	492	1	6	0
LEVOC FINANCE PVT.LTD.	118	496	2	11	0
LEVOC FINANCE PVT.LTD.	118	498	1	8	0
KMA COMMODITIES PVT. LTD.	118	495	1	12	0
FRESHBYTE BUILDTECH PVT. LTD.	118	501	4	8	0
SUDSAR BUILDSPACE LLP	118	499	2	9	27

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

SUDSAR BUILDSPACE LLP	118	513	2	0	0
SUDSAR BUILDSPACE LLP+FRESHBYTE BUILDTECH PVT. LTD.	118	513 & 501	1	13	28
LEVOC FINANCE PVT. LTD. + K M A COMMODITIES PVT. LTD.	118	492 & 514	1	13	29
		TOTAL =	30	14	25

PROJECT SUMMERY =

R.S. DAG NO.	COTTAH	CHITTAK	SQ.FT
79	9	10	33
80	43	15	9
81	67	14	26
85	8	2	30
86	30	14	25
TOTAL =	160	9	33

The said Land is butted and bounded by as follows:

On the North: Partly by RS Dag No. 81 and partly by RS Dag No. 80;

On the South: Partly by RS Dag No. 82, partly by RS Dag No. 85, partly by RS Dag No. 87, partly by RS Dag No. 88 and partly by RS Dag No. 66;

On the East: Partly by RS Dag No. 62 and partly by RS Dag No. 66;

On the West: Partly by RS Dag No. 922, Mouza: Briji and partly by RS Dag No. 82, Mouza: Garagacha.

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2018

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the said **OWNERS** at Kolkata in the presence of:

Sourabh Dutt Gupta
81/2, K.B Lane
Howrah-711101.

Satyanandan Roy
Son of Surapan Kr Roy
Bultapukur, P.O + P.S
Bultapukur, Pin-743248
24 parganas (N)

Nidhi M Agarwal

Kishan M Agarwal (HUF)

KARTA
MANNALAL SUREKA TRUST

Trustee
DAFFODIL HOMES PVT. LTD.

Director
K. B DEALERS PVT. LTD.

Director
SM DEALERS PVT. LTD.

Director
KK COMMODITIES PVT. LTD.

Director
LILY RESIDENCY (P) LTD.

P M A MERCHANDISE PVT. LTD.
Director

Additional District Sub-Registrar,
Garia South 24 Parganas

22 APR 2016

BK MERCHANTILE PVT. LTD

Director

EVOC FINANCE PVT. LTD.

Director

KMA COMMODITIES PVT LTD

Director

S M A MERCHANDISE PVT. LTD.

Director

K M DEALERS PVT. LTD.

Director

Freshbyte Buildtech Pvt. Ltd.

Authorised Signatory

MOSAR BUILDSPACE LLP

Partner

GRUHAVIKAS HIGHRISE PVT. LTD

Director

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

Unimark Mirania Projects LLP

Partner

Unimark Mirania Projects LLP

Partner

Satyananda Roy

Drafted and prepared at my office –

Debabrata Chandra

Debabrata Chandra, Advocate
High Court, Calcutta
WB/614/2002

Additional District Sub-Registrar,
Garia South 24 Parganas

APR 2018

DATED THIS ___ DAY OF _____, 2016

BETWEEN

KISHAN AGARWAL ALIAS KISHAN MIRANIA AGARWAL & ORS.

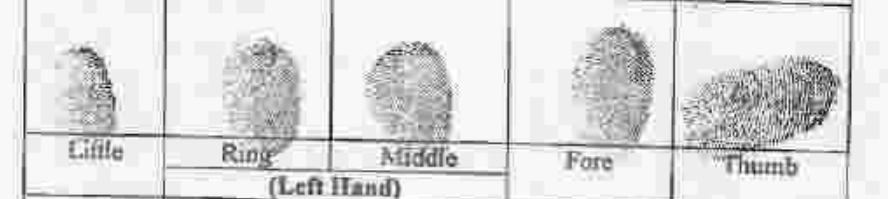
... OWNERS

AND

UNIMARKMIRANIA PROJECTS LLP

... DEVELOPER.

AGREEMENT

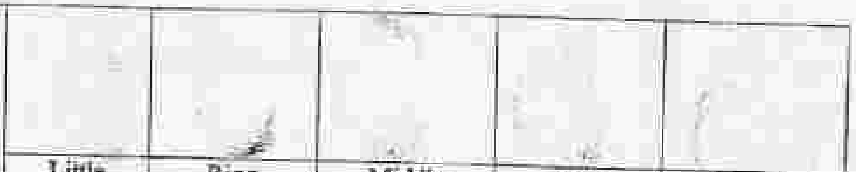


SPECIMEN FORM FOR TEN FINGERPRINTS

Additional District Sub-Registrar,
Garia South 24 Parganas

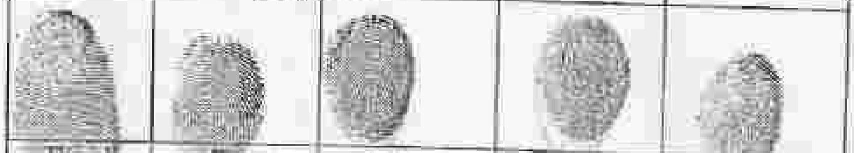
22 APR 2016

SPECIMEN FORM FOR TEN FINGERPRINTS



Little | Ring | Middle | Fore | Thumb

(Left Hand)



Thumb | Fore | Middle | Ring | Little

(Right Hand)

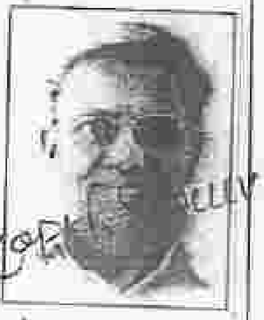
Nidhi M Agarwal

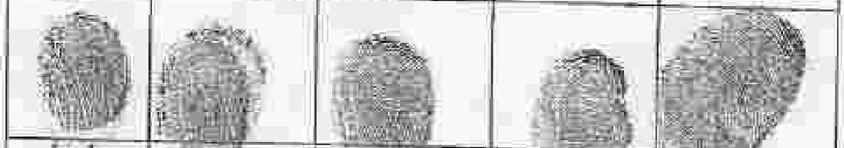
Little | Ring | Middle | Fore | Thumb

(Left Hand)

Thumb | Fore | Middle | Ring | Little

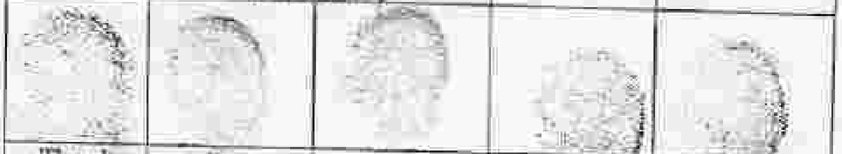
(Right Hand)





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)

Additional District Sub-Registrar,
Gariа South 24 Parganas

22 APR 2010

SPECIMEN FORM FOR TEN FINGERPRINTS

Partner

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Unimark M

Partner

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)				

Additional District Sub-Registrar,
Garia South 24 Parganas

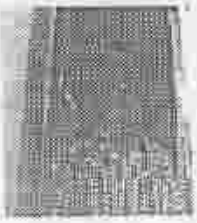
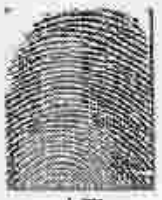
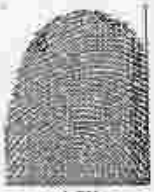
22 APR 2010

Seller, Buyer and Property Details

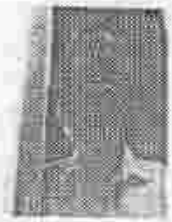
A. Land Lord & Developer Details

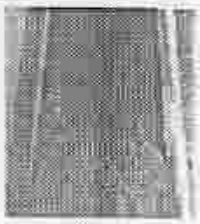
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr KISHAN AGARWAL (Alias Name: Mr KISHAN MIRANIA AGARWAL) Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	 22/04/2016 11:43:44 AM	 LTI 22/04/2016 11:43:49 AM
		 22/04/2016 11:44:04 AM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr KISHAN AGARWAL (Alias: Mr KISHAN MIRANIA AGARWAL) Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPA8961E,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:43:44 AM	 LTI 22/04/2016 11:43:49 AM
		 22/04/2016 11:44:04 AM	

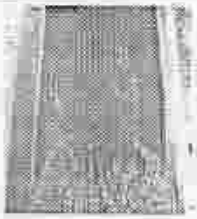
Land Lord Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
2	Mr BISHAN AGARWAL (Alias: Mr BISHAN MIRANIA AGARWAL) Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFJPA6544H,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:57:03 AM	 LTI 22/04/2016 11:57:12 AM
		22/04/2016 11:57:21 AM	
3	Mr KHAGESH MIRANIA AGARWAL Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPA9276J,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:54:52 AM	 LTI 22/04/2016 11:54:59 AM
		22/04/2016 11:55:36 AM	
4	Mrs SEEMA MIRANIA (Alias: Mrs SEEMA MIRANIA AGARWAL) Wife of Mr KISHAN MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADDPA0219P,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:44:59 AM	 LTI 22/04/2016 11:45:08 AM
		22/04/2016 11:45:19 AM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
5	Mrs SARITA MIRANIA (Alias: Mrs SARITA MIRANIA AGARWAL) Wife of Mr BISHAN MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADHPA6135C,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:49:37 AM	 LTI 22/04/2016 11:49:46 AM
		Sarita 22/04/2016 11:50:00 AM	
6	Mrs NIDHI MIRANIA (Alias: Mrs NIDHI MIRANIA AGARWAL) Wife of Mr KHAGESH MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPA9051E,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:48:57 AM	 LTI 22/04/2016 11:49:03 AM
		Nidhi M Agarwal 22/04/2016 11:49:16 AM	
7	KISHAN MIRANIA AGARWAL HUF 36/1B, LALA LAJPTAH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADHK8467J,; Status : Organization		
8	MANNALAL SUREKA TRUST 5/1, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABTM2973P,; Status : Organization; Represented by (7-8) representative as given below:-		

Land Lord Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
7-8 (1)	Mr RAJ GOPAL SUREKA 5/1 A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALEPS2124A,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:20:13 AM	 LTI 22/04/2016 11:20:21 AM
		Raj Gopal Sureka 22/04/2016 11:20:36 AM	
9	DAFFODIL HOMES PRIVATE LIMITED P-38, INDIAN EXCHANGE PLACE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCD9766F,; Status : Organization		
10	K B DEALERS PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACCK2302A,; Status : Organization		
11	B M DEALERS PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACCB2624A,; Status : Organization		
12	K K COMMODITIES PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACCK1760E,; Status : Organization		
13	LILY RESIDENCY PRIVATE LIMITED 11, LOWER RANGE, P.O:- BENIA PUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AABCL5166G,; Status : Organization; Represented by their (9-13) representative as given below:-		

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
9-13 (1)	Mr KHAGESH MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPA9276J,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:55:06 AM	 LTI 22/04/2016 11:55:11 AM
		22/04/2016 11:55:20 AM	
14	BMA MERCHANDISE PRIVATE LIMITED 11, LOWER RANGE, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AACCB2625B,; Status : Organization		
15	B K MERCHANTILE PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB2626C,; Status : Organization		
16	LEVOC FINANCE PRIVATE LIMITED 11, LOWER RANGE, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAACL8500B,; Status : Organization		
17	K M A COMMODITIES PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACCK2303B,; Status : Organization		
18	SMA MERCHANDISE PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AAHCS8387C,; Status : Organization		
19	K M DEALERS PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACCK2305H,; Status : Organization		
20	FRESHBYTE BUILDTECH PRIVATE LIMITED 33/1, N.S. ROAD, MARSHALL HOUSE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCF0763E,; Status : Organization; Represented by their (14-20) representative as given below:-		

Land Lord Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
14-20 (1)	Mr KISHAN MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPA8961E,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:43:27 AM	 LTI 22/04/2016 11:43:32 AM
		22/04/2016 11:44:21 AM	
21	SUDSAR BUILDSPACE LLP 11A/1C, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700040 PAN No. ACGFS3963C,; Status : Organization		
22	GRUHAVIKAS HIGHRISE PRIVATE LIMITED 33/1, N.S. ROAD, MARSHALL HOUSE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCG2469K,; Status : Organization; Represented by their (21-22) representative as given below:-		
21-22 (1)	Mr BISHAN MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFJPA6544H,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:56:43 AM	 LTI 22/04/2016 11:56:51 AM
		22/04/2016 11:57:40 AM	

Developer Details			
SL No	Name, Address, Photo, Finger print and Signature		
1	UNIMARKMIRANIA PROJECTS LLP 207, AJC BOSE ROAD, P.O:- CIRCUS AVENUE, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AADFU8380Q,; Status : Organization; Represented by their representative as given below:-		
1(1)	Mr KISHAN MIRANIA AGARWAL 36/1B, LALA LAJPATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPA8961E,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:43:27 AM	 LTI 22/04/2016 11:43:32 AM
		22/04/2016 11:44:21 AM	
(2)	Mr HARSH VARDHAN PATODIA 5F/2 NEW ROAD, ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 11:56:07 AM	 LTI 22/04/2016 11:56:13 AM
		22/04/2016 11:56:22 AM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163, BAITAKKHANA ROAD, P.O:- RAJA RAM MOHAN SARANI, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr KISHAN AGARWAL, Mr BISHAN AGARWAL, Mr KHAGESH MIRANIA AGARWAL, Mrs SEEMA MIRANIA, Mrs SARITA MIRANIA, Mrs NIDHI MIRANIA, Mr KISHAN MIRANIA AGARWAL, Mr BISHAN MIRANIA AGARWAL, Mr KHAGESH MIRANIA AGARWAL, Mr HARSH VARDHAN PATODIA, Mr RAJ GOPAL SUREKA	22/04/2016 11:57:59 AM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 86 , LR Khatian No:- 410	1 Katha 2 Chatak 11 Sq Ft	1/-	12,77,111/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 86 , LR Khatian No:- 409	7 Katha	1/-	78,40,002/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 86 , LR Khatian No:- 458	1 Katha 8 Chatak 22 Sq Ft	1/-	17,14,222/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 438	5 Katha 6 Chatak 43 Sq Ft	1/-	60,86,890/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L5	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 462	6 Katha 3 Chatak 6 Sq Ft	1/-	69,39,334/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L6	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 461	3 Katna	1/-	33,60,001/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L7	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 418	2 Katha 2 Chatak 24 Sq Ft	1/-	24,17,334/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L8	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 437	7 Katha 3 Chatak 32 Sq Ft	1/-	80,99,779/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L9	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 435	6 Katha 3 Chatak 28 Sq Ft	1/-	69,73,557/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L10	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 419	6 Katha 14 Chatak 11 Sq Ft	1/-	77,17,113/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L11	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 87 , LR Khatian No:- 483	6 Katha 13 Chatak	1/-	76,30,002/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L12	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 436	3 Katha 14 Chatak 39 Sq Ft	1/-	44,00,667/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L13	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 417	2 Katha 9 Chatak 32 Sq Ft	1/-	29,19,778/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L14	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 427	1 Katha 14 Chatak 20 Sq Ft	1/-	21,31,111/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L15	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 454	2 Katha 2 Chatak 11 Sq Ft	1/-	23,97,111/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L16	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 428	2 Katha 7 Chatak 43 Sq Ft	1/-	27,96,890/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L17	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 426	2 Katha 14 Chatak 10 Sq Ft	1/-	32,35,566/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L18	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 412	1 Katha 6 Chatak 37 Sq Ft	1/-	15,97,556/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L19	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 414	6 Katha 15 Chatak 23 Sq Ft	1/-	78,05,779/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L20	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 413	8 Katha 6 Chatak	1/-	93,80,002/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L21	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 406	6 Katha 4 Chatak 29 Sq Ft	1/-	70,45,113/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L22	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 415	6 Katha 1 Chatak 22 Sq Ft	1/-	68,24,223/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L23	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 467	2 Katha 11 Chatak 6 Sq Ft	1/-	30,19,334/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L24	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 465	4 Katha 5 Chatak 25 Sq Ft	1/-	48,68,890/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L25	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 88 , LR Khatian No:- 466	4 Katha 8 Chatak 8 Sq Ft	1/-	50,52,446/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L26	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 442	5 Katha 1 Chatak 30 Sq Ft	1/-	57,16,668/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L27	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 204/1	4 Katha 14 Chatak 31 Sq Ft	1/-	55,08,223/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L28	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 92 , LR Khatian No:- 468	8 Katha 2 Chatak 30 Sq Ft	1/-	91,46,668/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L29	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 492	9 Katha 6 Chatak 28 Sq Ft	1/-	1,05,43,558/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L30	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 496	2 Katha 11 Chatak	1/-	30,10,001/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L31	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 498	1 Katha 8 Chatak	1/-	16,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L32	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 495	1 Katha 12 Chatak	1/-	19,60,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L33	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 501	7 Katha 6 Chatak 36 Sq Ft	1/-	83,16,002/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L34	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 499	2 Katha 9 Chatak 27 Sq Ft	1/-	29,12,001/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L35	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 513	4 Katha 9 Chatak 32 Sq Ft	1/-	51,59,778/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L36	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 93 , LR Khatian No:- 514	14 Chatak 37 Sq Ft	1/-	10,37,556/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L37	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Holding No:266	LR Plot No:- 88 , LR Khatian No:- 416	1 Katha 3 Chatak 18 Sq Ft	1/-	13,58,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Transfer of Property from Land Lord to Developer

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr BISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	1.88146	100
L2	Mrs SARITA MIRANIA	UNIMARKMIRANIA PROJECTS LLP	11.55	100
L3	DAFFODIL HOMES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	2.52542	100
L4	Mr KISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	8.96729	100
L5	Mr BISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	10.2231	100
L6	Mr KHAGESH MIRANIA AGARWAL	UNIMARKMIRANIA PROJECTS LLP	4.95	100
L7	Mr KHAGESH MIRANIA AGARWAL	UNIMARKMIRANIA PROJECTS LLP	3.56125	100
L8	Mrs SEEMA MIRANIA	UNIMARKMIRANIA PROJECTS LLP	11.9327	100
L9	Mrs SARITA MIRANIA	UNIMARKMIRANIA PROJECTS LLP	10.2735	100
L10	Mrs NIDHI MIRANIA	UNIMARKMIRANIA PROJECTS LLP	11.369	100
L11	K B DEALERS PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	11.2406	100
L12	Mr KISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	6.48313	100
L13	Mr BISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	4.30146	100
L14	Mr BISHAN AGARWAL	UNIMARKMIRANIA PROJECTS LLP	3.13958	100
L15	MANNALAL SUREKA TRUST	UNIMARKMIRANIA PROJECTS LLP	3.53146	100
L16	B M DEALERS PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	4.12042	100
L17	K K COMMODITIES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	4.75667	100
L18	LILY RESIDENCY PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	2.35354	100
L19	B K MERCHANTILE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	11.4996	100
L20	LEVOC FINANCE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	13.8188	100
L21	LEVOC FINANCE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	10.379	100
L22	K M A COMMODITIES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	10.0535	100
L23	K M A COMMODITIES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	4.44812	100

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L24	SMA MERCHANDISE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	7.17292	100
L25	SMA MERCHANDISE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	7.44333	100
L26	K M DEALERS PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	8.42188	100
L27	GRUHAVIKAS HIGHRISE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	8.11479	100
L28	KISHAN MIRANIA AGARWAL HUF	UNIMARKMIRANIA PROJECTS LLP	13.475	100
L29	LEVOC FINANCE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	15.5329	100
L30	LEVOC FINANCE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	4.43437	100
31	LEVOC FINANCE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	2.475	100
L32	K M A COMMODITIES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	2.8875	100
L33	FRESHBYTE BUILDTECH PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	12.2513	100
L34	SUDSAR BUILDSPACE LLP	UNIMARKMIRANIA PROJECTS LLP	4.29	100
L35	SUDSAR BUILDSPACE LLP	UNIMARKMIRANIA PROJECTS LLP	7.60146	100
L36	K M A COMMODITIES PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	1.52854	100
L37	BMA MERCHANDISE PRIVATE LIMITED	UNIMARKMIRANIA PROJECTS LLP	2.00063	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBABRATA CHANDRA
Address	163, BAITAKKHANA ROAD,Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 162901264 / 2016

Query No/Year	16290000517742/2016	Serial no/Year	1629001581 / 2016
Deed No/Year	I - 162901264 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr KISHAN AGARWAL	Presented At	Office
Date of Execution	22-04-2016	Date of Presentation	22-04-2016

Remarks

On 18/04/2016

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 17,98,78,256/-

(Abhijit Bera)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 22/04/2016

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.

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 10:37 hrs on : 22/04/2016, at the Office of the A.D.S.R. GARIA by Mr KISHAN AGARWAL Alias Mr KISHAN MIRANIA AGARWAL, one of the Executants.

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

Execution is admitted on 22/04/2016 by

Mr KISHAN AGARWAL, Alias Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mr BISHAN AGARWAL, Alias Mr BISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST

BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mrs SEEMA MIRANIA, Alias Mrs SEEMA MIRANIA AGARWAL, Wife of Mr KISHAN MIRANIA AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mrs SARITA MIRANIA, Alias Mrs SARITA MIRANIA AGARWAL, Wife of Mr BISHAN MIRANIA AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mrs NIDHI MIRANIA, Alias Mrs NIDHI MIRANIA AGARWAL, Wife of Mr KHAGESH MIRANIA AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business
Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

1. Mr KISHAN MIRANIA AGARWAL KARTA, KISHAN MIRANIA AGARWAL HUF, 36/1B, LALA LAJPTAH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
2. Mr KISHAN MIRANIA AGARWAL DIRECTOR, BMA MERCHANDISE PRIVATE LIMITED, 11, LOWER RANGE, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
3. Mr KISHAN MIRANIA AGARWAL DIRECTOR, B K MERCHANTILE PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
4. Mr KISHAN MIRANIA AGARWAL DIRECTOR, LEVOC FINANCE PRIVATE LIMITED, 11, LOWER RANGE, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
5. Mr KISHAN MIRANIA AGARWAL DIRECTOR, K M A COMMODITIES PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
6. Mr KISHAN MIRANIA AGARWAL DIRECTOR, SMA MERCHANDISE PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
7. Mr KISHAN MIRANIA AGARWAL AUTHOURISED REPRESENTATIVE, FRESHBYTE BUILDTECH PRIVATE LIMITED, 33/1, N.S. ROAD, MARSHALL HOUSE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
8. Mr KISHAN MIRANIA AGARWAL PARTNER, UNIMARKMIRANIA PROJECTS LLP, 207, AJC BOSE ROAD, P.O:- CIRCUS AVENUE, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr KISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2018 by

1. Mr BISHAN MIRANIA AGARWAL DIRECTOR, K M DEALERS PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr

BISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

2. Mr BISHAN MIRANIA AGARWAL PARTNER, SUDSAR BUILDSPACE LLP, 11A/1C, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Mr BISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

3. Mr BISHAN MIRANIA AGARWAL DIRECTOR, GRUHAVIKAS HIGHRISE PRIVATE LIMITED, 33/1, N.S. ROAD, MARSHALL HOUSE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr BISHAN MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

1. Mr KHAGESH MIRANIA AGARWAL DIRECTOR, DAFFODIL HOMES PRIVATE LIMITED, P-38, INDIAN EXCHANGE PLACE, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

2. Mr KHAGESH MIRANIA AGARWAL DIRECTOR, K B DEALERS PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

3. Mr KHAGESH MIRANIA AGARWAL DIRECTOR, B M DEALERS PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

4. Mr KHAGESH MIRANIA AGARWAL DIRECTOR, K K COMMODITIES PRIVATE LIMITED, 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

5. Mr KHAGESH MIRANIA AGARWAL DIRECTOR, LILY RESIDENCY PRIVATE LIMITED, 11, LOWER RANGE, P.O:- BENIA PUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr KHAGESH MIRANIA AGARWAL, Son of Mr RAM BILAS AGARWAL, 36/1B, LALA LAJPATH RAI SARANI, P.O: L L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mr HARSH VARDHAN PATODIA PARTNER, UNIMARKMIRANIA PROJECTS LLP, 207, AJC BOSE ROAD, P.O:- CIRCUS AVENUE, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr HARSH VARDHAN PATODIA, Son of Mr GOPAL PRASAD PATODIA, 5F/2 NEW ROAD, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Business

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 22/04/2016 by

Mr RAJ GOPAL SUREKA TRUSTEE, MANNALAL SUREKA TRUST, 5/1, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr RAJ GOPAL SUREKA, Son of SHYAMLAL SUREKA, 5/1 A.J.C. BOSE ROAD, P.O: PARK STREET, Thana: ParkStreet, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Draft Rs 75,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 9431, Purchased on 16/04/2016,Vendor named A Kr Saha.

Description of Draft

1. Rs 75,000/- is paid, by the Draft(8554) No: 771716000428, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Volume number 1629-2016, Page from 27272 to 27312
being No 162901264 for the year 2016.

Seal of the Additional District Sub-Registrar, Garia, District South 24 Parganas

Digitally signed by ABHIJIT BERA
Date: 2016.04.26 12:09:50 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 4/26/2016 12:09:49 PM
AD DITIONAL DISTRICT SUB-REGISTRAR
OF FICE OF THE A.D.S.R. GARIA
We st Bengal.

(This document is digitally signed.)