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भारतीय गैर न्यायिक

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Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

I-050402259/2015

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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G.No. 2424/15

No: 05041000055935

Certified that the document is authentic to register from the signatures shown and the endorsement shown attached with this document was the part of this document.

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Addl. Dist. Sub-Registrar
Demjuz, Howrah
18.5.15

DEVELOPMENT AGREEMENT

1. Date: 27th April 2015
2. Place: Kolkata
3. Parties

- 3.1 ✓ **Marigold Enclave Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2011PTC169423) having its registered office at 1st Floor, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street, [PAN AAHCM5414A], represented by its director, **Mukesh Kumar Bhattar**, son of Hari Kishan Bhattar, of 59, Sanatan Mishtry Lane, Howrah - 711 106, Police Station - Golabari,
- 3.2 ✓ **Snowdrop Enterprises Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2011PTC169468) having its registered office at P-12, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar [PAN AAQCS6068K], represented by its director, **Ranjan Dey**, son of Kartick Chandra Dey, of 85, Bipin Ganguly Road, Dum Dum, Kolkata - 700030, Police Station - Dum Dum,
- 3.3 **Prabhu Dayal Gupta**, son of Boduram Gupta, residing at Block - GA6, Phase - II, Ganget Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shubpur [PAN ADOFG5449E]
- 3.4 ✓ **Mistflower Enclave Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC175409) having its registered office 84/A, C.R. Avenue, Kolkata - 700 012, Police Station Bowbazar [PAN AAHCM7870N], represented by its director, **Mukesh Kumar Bhattar**, son of Hari Kishan Bhattar of 59, Sanatan Mishtry Lane, Howrah - 711 106, Police Station - Golabari,
- 3.5 ✓ **Daisy Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC171766) having its registered office at 53/4, P.N. Midya Road, Kolkata - 700056 [PAN AAECD0881H], Police Station Belghoria, represented by its director, **Ranjan Dey**, son of Kartick Chandra Dey, of 85, Bipin Ganguly Road, Dum Dum, Kolkata - 700030, Police Station - Dum Dum,
- 3.6 ✓ **Dadimata Dealers Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2011PTC170784) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata - 700001, Police Station Hare Street [PAN AAECD0631M], represented by its director, **Rajendra Prasad Agarwal**, son of Late Ram Prasad Agarwal, of 18/A, Mayfair Road, Kolkata 700 019, Police Station - Karaya,
- 3.7 ✓ **Lantana Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U74999WB2012PTC174989) having its registered office at Narayani Building, 1st Floor, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street [PAN AACCL2101L], represented by its director, **Sawar Mal Kedia**, son of Nand Lal Kedia, of 14/21/3, Sanatan Mistri Lane, 15, Golabari, Howrah - 711 106, Police Station - Golabari,
- 3.8 ✓ **Scilla Barter Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U74999WB2012PTC174996) having its registered office at P - 12, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar [PAN AARCS2040Q], represented by its director, **Sawar Mal Kedia**, son of Nand Lal Kedia, of 14/21/3, Sanatan Mistri Lane, 15, Golabari, Howrah - 711 106, Police Station - Golabari,
- 3.9 ✓ **Jayditva Mercantile Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171603) having its registered office at Room No. 102, 1st

Floor, Narayani Building, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street [PAN AACCJ7387C], represented by its director, **Naresh Agarwal**, son of Sri Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.10 ✓ **Jayditya Commotrade Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171607) having its registered office at Room No.301, 3rd Floor, Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, [PAN AACCJ7386D], represented by its director, **Naresh Agarwal**, son of Sri Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.11 ✓ **Jayditya Nirman Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70100WB2012PTC171578) having its registered office at Room No. 102, 1st Floor, Narayani Building, 27, Brabourne Road, Kolkata 700001, Police Station Hare Street, [PAN AACCJ7626A], represented by its director, **Sunita Agarwal**, daughter of Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.12 ✓ **Barbrik Builders Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC171555) having its registered office at Room No.302, 3rd Floor, Naryani Building, 27, Brabourne Road, Kolkata700001, Police Station Hare Street [PAN AAECBS200G], represented by its director, **Naresh Agarwal**, son of Sri Shankar Lal Agarwal of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.13 ✓ **Lamium Mansions Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC175397) having its registered office at 27, Brabourne Road, Kolkata700001, Police Station Hare Street [PAN AACCL2104R], represented by its director, **Sawar Mal Kedia**, son of Nand Lal Kedia, of 14/21/3, Saratan Mistri Lane, 15, Golabari, Howrah - 711 106, Police Station - Golabari,

3.14 ✓ **Mangalvani Infratech Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181565) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata 700001, Police Station Hare Street [PAN AAHCM9294J], represented by its director, **Sri Ajay Kumar Seksaria**, son of Bihari Parsad Seksaria, of 1st Floor, 4/8A, Kolupukur Road, Kolkata 700157, Police Station - Baguiati,

3.15 ✓ **Vetali Developers Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181520) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata 700001, Police Station Hare Street [PAN AAECV0442L], represented by its authorized signatory, **Rajendra Prasad Agarwal**, son of Late Ram Prasad Agarwal, of 18/A, Mayfair Road, Kolkata 700019, Police Station - Karaya,

3.16 ✓ **Jayditya Reality Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC171599) having its registered office at Room No.301, 3rd Floor, 27, Brabourne Road, Kolkata700001, Police Station Hare Street [PAN AACCJ7388P], represented by its director, **Naresh Agarwal**, son of Shankar Lal Agarwal, of Block - GA 6,

Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shibpur.

3.17 **Barbrik Mercantile Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171610) having its registered office at Room No.302, 3rd Floor, Naryani Building, 27, Brabourne Road, Kolkata700001, Police Station Hare Street [PAN AAECB8644E], represented by its director, **Naresh Agarwal**, son of Sri Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.18 **Zaffrain Buildcon Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC175396) having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar [PAN AAACZ5576F], represented by its director, **Mukesh Kumar Bhattar**, son of Hari Kishan Bhattar of 59, Sanatan Mishtry Lane, Howrah - 711 106, Police Station - Golabari,

3.19 **Hycinth Developers Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC175391) having its registered office at 84A, Chittaranjan Avenue, Kolkata700012, Police Station Bowbazar [PAN AACCH8643M], represented by its director, **Manju Poddar**, daughter of Arun Kumar Poddar, of 202, Jessore Road, lake Town, Kolkata 700089, Police Station - Lake Town,

3.20 **Dadimata Promoters Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181405) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata 700001, Police Station Hare Street [PAN AAECD2508B], represented by its director, **Rajendra Prasad Agarwal**, son of Late Ram Prasad Agarwal, of 18/A, Mayfair Road, Kolkata 700019, Police Station - Karaya,

3.21 **Adishakti Infraprojects Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181572) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata - 700001, Police Station Hare Street [PAN AAKCA5560C], represented by its director, **Ajay Kumar Seksaria**, son of Bihari Parsad Seksaria, of 1st Floor, 4/8A, Kolupukur Road, Kolkata 700157, Police Station - Baguiati,

3.22 **Lochan Complex Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181577) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shibpur [PAN AACCL2579A], represented by its director, **Pratik Gupta**, son of Sri Prabhu Dayal Gupta of Ganges Garden, Phase - II, Block - GA 6, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shibpur,

3.23 **Lochan Niwas Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181578) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shibpur [PAN AACCL2580M], represented by its director, **Prabhu Dayal Gupta**, son of Boduram Gupta of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.24 **Mukund Enclave Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181579) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station Shilpur [PAN AAHCM9097P], represented by its director, **Pratik Gupta**, son of Prabhudayal Gupta, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shilpur.

3.25 **Barbrik Apartment Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181582) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station Shilpur [PAN AAECB9924D], represented by its director, **Rajeshwari Agarwal**, wife of Pawan Kumar Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shilpur.

3.26 **Dhriti Realtors Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181573) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata - 700001, Police Station Hare Street [PAN AAECD2510M], represented by its director, **Amal Agarwal**, son of Bijay Kumar Agarwal, of 35A, Ballygunj Park, 8th Floor, Kolkata - 700019, Police Station - Karaya.

3.27 **Rukmani Promoters Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181568) having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata 700001, Police Station Hare Street [PAN AAFCR8643G], represented by its director, **Bijay Kumar Agarwal**, son of Late Ram Prasad Agarwal, of 8th Floor, 35A, Ballygunj Park, Kolkata - 700019, Police Station - Karaya.

3.28 **Rajnandita Real Estate Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC179856) having its registered office at 1st Floor, Naryani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street [PAN AAFCR8423A], represented by its director, **Vinita Ladha**, daughter of Radha Valabh Bhakuria, of 1/A, Kundan Bye Lane, Bally, Howrah - 711204, Police Station - Liluah.

3.29 **Crabble Construction Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC179579) having its registered office at 84/A, C. R. Avenue, Kolkata 700012, P.S. Bowbazar [PAN AAEC8176A], represented by its director, **Siddhrtha Bhalotia**, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata 700006, Police Station - Burtolla.

3.30 **Barbrik Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171557) having its registered office at Room No.302, 3rd Floor, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street [PAN AAECB8648], represented by its director, **Sunita Agarwal**, daughter of Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shilpur.

3.31 **Jayditya Niketan Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70200WB2012PTC171996) having its registered office at Room No.302, 3rd Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street [PAN

AACCJ7599Q], represented by its director, **Ratan Agarwal**, son of Shankar Lal Agarwal, of 27, Brabourne Road, Room No.102, 1st Floor, Kolkata-711102, Police Station-Hare Street,

3.32 **Jayditya Tie-up Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171805) having its registered office at Room No.301, 3rd Floor, Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street [PAN AACCJ7596B], represented by its director, **Ratan Agarwal**, son of Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.33 **Manmohan Abasan Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70100WB2012PTC171574) having its registered office at Room No.302, 3rd Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street [PAN AAHCM6898E], represented by its director, **Narresh Agarwal**, son of Sri Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.34 **Barbrik Nirman Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2011PTC170127) having its registered office at Room No.102, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street [PAN AAECB7764P], represented by its director, **Ratan Agarwal**, son of Shankar Lal Agarwal, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.35 **Iris Nirman Private Limited**, a company incorporated under Companies Act, 1956, (CIN : U70109WB2011PTC170223) having its registered office at 46/2, B.T. Road, Kolkata - 700002, Police Station Cossipore [PAN AACCI7690D], represented by its director, **Ambuj Kumar Choudhary**, son of Lakhmi Kant Choudhary, of P-33, Barsha, Nil Gopal Park, Brahmapur, Srirampur, Kolkata - 700084, Police Station - Bashdhroni,

3.36 **Dalia Impex Private Limited**, a company incorporated under Companies Act, 1956, (CIN : U51909WB2011PTC170287) having its registered office at 46/2, B.T. Road, Kolkata-700002, Police Station Cossipore [PAN AAECD0438J], represented by its director, **Amit Kumar Tiwari**, son of Vidya Bhushan Tiwari, of 6/1, NSC Bose Road, Kolkata - 700 040, Police Station - Jadavpur,

3.37 **Primerose Nivas Private Limited**, a company incorporated under Companies Act, 1956, (CIN : U70109WB2011PTC170138) having its registered office at of P-10, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar [PAN AAGCP3130R], represented by its director, **Mukesh Kumar Bhattar**, son of Hari Kishan Bhattar of 59, Sanatan Mishry Lane, Howrah - 711 106, Police Station - Golabari,

3.38 **Khatunaresh Apartment Private Limited**, a company incorporated under Companies Act, 1956, (CIN : U70109WB2012PTC182697) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shibpur [PAN AAECK8111D], represented by its Director, **Rajeshwari Agarwal**, wife of Pawan Kumar Agarwala, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102, Police Station - Shibpur,

- 3.39 **Barbrik Housing Private Limited** a company incorporated under Companies Act, 1956, (CIN : U70109WB2012PTC181793) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shubpur [PAN : AAECB 0093G], represented by its Director, **Rajeshwari Agarwal**, wife of Pawan Kumar Agarwala, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102,
- 3.40 **Mahaabala Villa Private Limited** a company incorporated under Companies Act, 1956, (CIN : U70109WB2012PTC182806) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shubpur [PAN : AAICM0020B], represented by its Director, **Rajeshwari Agarwal**, wife of Pawan Kumar Agarwala, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102,
- 3.41 **Sheeshkedani Abas Private Limited** a company incorporated under Companies Act, 1956, (CIN : U70109WB2012PTC182780) having its registered office at Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station Shubpur [PAN : AARCS6528D], represented by its Director, **Pratik Gupta**, son of Prabhu Dayal Gupta, of Block - GA 6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah - 711102,
- 3.42 **Dewberries Vincom Private Limited** a company incorporated under Companies Act, 1956, (CIN : U74999WB2012PTC181427) having its registered office at 27, Brahourne Road, Kolkata - 700 001, Police Station - Hare Street [PAN : AAECD 2467M], represented by its Director, **Ranjan Dey**, son of Kartick Chandra Dey, of 85, Bipin Ganguly Road, Dum Dum, Kolkata - 700030, Police Station - Dum Dum,
- 3.43 **Acanthus Estate Private Limited** a company incorporated under Companies Act, 1956, (CIN : U45400WB2012PTC181930) having its registered office at 53/4, P.N. Middya Road, Kolkata - 700 056, Police Station - Belgharia [PAN : AALCA 6142R], represented by its Director, **Piyush Agarwala**, son of Sri Brahmanand Agarwala, of 6A, Iron Side Road, Kolkata - 700 019, Police Station - Karaya,
- 3.44 **Puchan Commerce Private Limited** a company incorporated under Companies Act, 1956, (CIN : U74900WB2013PTC192120) having its registered office at 53/4, P.N. Middya Road, Kolkata - 700 056, Police Station - Belgharia [PAN : AAHCP3129P], represented by its Director, **Naresh Kumar Ladha**, son of Radha Shyam Ladha, of 1/A, Kundan Bye Lane, Howrah - 711204, Police Station - Liluah,
- 3.45 **Remarkable Enclave Private Limited** a company incorporated under Companies Act, 1956, (CIN : U45400WB2014PTC200261) having its registered office at 42/2, Barrackpore Trunk Road, Flat No. 2F, 2nd Floor, Kolkata - 700 002, Police Station - Cossipore [PAN : AAGCR8333J], represented by its Director, **Anita Agarwala**, wife of Nirmal Kumar agarwala, of P-12, New Howrah Bridge Approach Road, Kolkata - 700 001, Police Station - Burrabazar,
- 3.46 **Varea Commerce Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U74900WB2013PTC191494) having its registered office at 53/4, P.N. Middya Road, Kolkata - 700 056, Police Station - Belgharia [PAN : AAECV5344H], represented by its Director, **Nirmal Kumar Agarwala**, son of Sri Mamraj Agarwala of P-10, New Howrah Bridge Approach Road, Kolkata - 700001, Police Station - Burrabazar.

3.47 **Tiffany Barter Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U74900WB2012PTC189554) having its registered office at 1st Floor, 27, Brabourne Road, Kolkata - 700001, Police Station-Hare Street, [PAN: AAECT5018L], represented by its Director, **Pivush Agarwala**, son of Sri Brahmanand Agarwala, of 6A, Iron Side Road, Kolkata - 700 019, Police Station - Karaya,

3.48 **Sturdy Realtors Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199204) having its registered office at Block - GA6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur, [PAN: AAUCS0245G], represented by its Director **Prabhu Dayal Gupta**, son of Boduram Gupta, residing at Block - GA6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Howrah 711102, Police Station - Shibpur,

3.49 **Entice Projects OPC Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014OPC202418) having its registered office at RGA-4, 8A, Kolupukur Road, 1st Floor, Flat No. 1G, Kolkata - 700 157, Police Station - Baguihati, [PAN: AADCE7155L], represented by its Director **Ajay Kumar Seksaria**, son of Bihari Prasad Seksaria, residing at RGA-4, 8A, Kolupukur Road, 1st Floor, Flat No. 1G, Kolkata - 700 157, Police Station - Baguihati,

(collectively **Owners**, includes successors-in-interest and/or assigns)

And

3.50 **Riya Manbhari Projects LLP**, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, (LLPIN : AAA7222) having its registered office at Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station - Hare Street [PAN AANFR9619R], represented by its designated partners, (1) **Saroj Kumar Agarwal**, son of Manraj Agarwala and (2) **Pawan Kumar Agarwal**, son of Boduram Gupta, both of Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station - Hare Street

(**Developer**, includes successors-in-interest and/or assigns)

Owners and Developer individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background

4.1 **Ownership of Said Property** : The Owners are the joint owners and possessors of land measuring 434 (Four Hundred Thirty Four) decimal, more or less out of which (1) land measuring 305 decimal, more or less, contained in R.S. Dag Nos. 5851, 5850, 5849, 5848, 5852/7508, 5852/7509, 5845, and 5844, corresponding L.R. Dag Nos. 7352, 7351, 7350, 7349, 7345, 7378, 7358 and 7346 recorded in L.R. Khatian Nos. 8695, 8267, 8268, 8341, 8342, 8343, 8349, 8713, 8640, 8642, 8553, 8552, 8696, 8711, 8694, 8712, 8551, 8550, 8554, 8555, 8546, 8545, 9162, 8549, 8547, 8644, 8643, 8649, 8641, 8650 and 8651, Mouza Domjur, J.L. No. 33, Police Station Domjur, within the

jurisdiction of Domjur Gram Panchayat, Additional District Sub-Registrar, Domjur, District Sub-Registrar, Howrah, District Howrah And (2) land measuring 129 decimal, more or less, contained in R.S. Dag Nos. 37, 38, 39 and 40, corresponding L.R. Dag Nos. 37, 38, 39 and 40, recorded in L.R. Khatian Nos. 1620, 1456, 1458, 1611, 1610, 1612, 1613, 1614, 1448, 1449, 1450, 1451, 1752, 1753, 1754, 1757 and 1617 Mouza Purbannapara, J.L. No. 31, Police Station Domjur, within the jurisdiction of Makardaha No. 1 Gram Panchayat, Additional District Sub-Registrar, Domjur, District Sub-Registrar, Howrah, District Howrah, aggregating total are 434 Decimal, more fully and collectively described in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon (collectively **Said Property**). The **Plan** attached to this Agreement forms a part of this Agreement.

- 4.2 **User Rights on Said Road** : A portion of the Said Property is reserved for an arterial road (**Said Road**) for access to the Said Property as well as all side adjacent/contiguous properties which is included in aforesaid plots of land or which may be added in future (collectively **Other Properties**) belonging to third parties (collectively **Other Property Owners**). The Said Road, although part of the Said Property, shall always be and be deemed to be outside the scope of transfer envisaged under this Agreement and the Developer and its transferees shall only be entitled to conditional right only of user and enjoyment on the Said Road in common with the Other Property Owners of the Other Properties (**User Rights**). Consequently, the expression Said Property wherever used in this Agreement shall be construed accordingly.
- 4.3 **Owners' Representations** : The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens* (2) the Owners shall ensure that the Owners' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development of the Said Property (3) the Owners have not entered into any agreement for sale or lease or transfer or development of the Said Property with any person or persons or firm or Company or any body (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owners have good right, full power, absolute authority and indefeasible title to enter into this Agreement and (6) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 4.4 **Developer's Representations** : The Developer has represented and warranted to the Owners that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 4.5 **Grant of Development Right** : Based on the mutual representations made by the Parties to each other as aforesaid, the Owners have agreed to grant to the Developer development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new buildings (collectively **New Buildings**) on the Said Property

(Project) on the basis of the sanctioned building plans to be obtained by the Developer (Sanctioned Plans, which includes all sanctioned/permisable modifications to be made thereto by the Developer, if any, from time to time) from the Domjur Gram Panchayet and Makandaha No. 1 Gram Panchayet and also other concerned authorities (collectively **Planning Authorities**) and prepared by the Architect of the Developer.

4.6 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.

5. **Appointment and Commencement**

5.1 **Appointment:** The Owners hereby appoint the Developer as the developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.

5.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the execution of this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

6. **Sanction and Construction**

6.1 **Sanction of Building Plan:** The Developer (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction, modification and/or extension and/or addition of the building plans to ensure that full potential of FAR of the Said Property shall be utilized for construction of the New Buildings. It is clarified that, the Developer shall be responsible for obtaining all other approvals needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate) and all costs and fees for sanctions and clearances shall be borne and paid by the Developer.

6.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architects and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

6.3 **Construction of New Buildings:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Buildings in accordance with the Sanctioned Plans.

6.4 **Common Portions:** The Developer shall at its own costs install and erect in the New Buildings the common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**) and other specified facilities.

6.5 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Buildings but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.

6.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.

6.7 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

7. Possession

7.1 **Possession of Said Property:** At or before the execution of this Agreement, the Owners have delivered the vacant and peaceful possession of the Said Property to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.

8. Powers and Authorities

8.1 **Power of Attorney With Regard to Sanctioned Plans and for Construction and Sale of Units:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney for (1) the purpose of getting the Sanctioned Plans revalidated/modified/altere/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings and (2) construction of the New Buildings and booking and sale of the flats and saleable spaces (collectively Units) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**).

8.2 **Further Acts:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plan etc. for enabling the Developer to perform all obligations under this Agreement.

9. Consideration

In consideration of the development of the Project at the Said Property by the Developer at its own costs and expenses it is agreed by and between the Owners and the Developer that the entire sale proceeds of the said Project shall be apportioned in the manner as stated hereunder: -

9.1 Owners' Consideration

✓ 11% (Eleven) of the total sale proceed of the constructed areas of the Project shall be provided to the Owners by the Developer (**Owners' Consideration**) which shall be paid after meeting construction cost of the Project nevertheless it is agreed that all payments towards the Owners' Consideration shall be made as per mutual consent of the Owners and the Developer. In case of any unsold Units remained within the Project then such unsold Units

shall be distributed among the Owners and the Developer and in such case the Owners shall be entitled to 11% (eleven percent) of such unsold Units.

9.2 **Developer's Consideration**

✓ 89% (Eleven) of the total sale proceed of the constructed areas of the Project shall be retained by the Developer without any claim or demand from the Owners (**Developer's Consideration**). In case of any unsold Units remained within the Project then such unsold Units shall be distributed among the Owners and the Developer and in such case the Developer shall be entitled to 89% (eighty nine percent) of such unsold Units. ✓

10. **Obligations of Developer**

10.1 **Compliance with Laws:** The development of the Said Property shall commence and the Said Property shall be developed as per the Sanctioned Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

10.2 **Planning, Designing and Development :** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architects, professional bodies, contractors, etc.

10.3 **Construction Period :** The Developer at its own cost shall construct, erect and complete the new buildings at the said property in accordance with the building plan or plans in a good workmanship manner with standard quality of materials within 36 months (with grace period of another 6 months) from the date of sanction of building plan/s subject to force majeure.

11. **Obligations of Owners**

11.1 **Cooperation with Developer :** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

11.2 **Act in Good Faith :** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

11.3 **Documentation and Information :** The Owners undertake to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.

- 11.4 **No Obstruction in Dealing with Developer's Functions :** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 11.5 **No Obstruction in Construction :** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 11.6 **No Dealing with Said Property :** The Owners hereby covenant not to sell, let out, grant lease, mortgage and/or charge the Said Property or any portions thereof.
- 11.7 **Execution of Sale Agreements, Conveyances etc. :** The Owners hereby covenant that the Owners at the request of the Developer shall execute and register Sale Agreements, Conveyances and any other documents required with regard to transfer of Units in the Project in favour of the Intending Purchasers and the Owners shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers.
- 11.8 **No Objection to Developer and/or to Intending Purchasers in Obtaining Loan by Mortgaging Said Property/Units :** The Owners hereby covenant that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and (2) the Intending Purchasers shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property.
- 11.9 **Payment of Land Development Cost :** The Owners shall bear the entire land development cost for leveling the Said Property.
12. **Miscellaneous**
- 12.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- 12.2 **Essence of Contract :** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises including the payment promises contained in this Agreement shall be the essence of this contract.
- 12.3 **Documentation :** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 12.4 **Valid Receipt :** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 12.5 **No Partnership :** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

- 12.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 12.7 **Additional Authority :** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 12.8 **Further Acts :** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 12.9 **Entire Agreement :** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.
- 12.10 **Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

13. Indemnity

- 13.1 **By the Developer :** The Developer hereby indemnifies and agrees to keep the Owners saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the New Buildings and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Intending Purchasers and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 13.2 **By the Owners :** The Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

14. Defaults

- 14.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

15. Force Majeure

- 15.1 **Meaning :** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach

by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

- 15.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reasons of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

16. **Counterparts**

- 16.1 **All Originals:** This Agreement is being executed simultaneously in duplicate, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The registered copy of this agreement shall be retained by the developer.

17. **Severance**

- 17.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

- 17.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

- 17.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

18. **Reservation of Rights**

18.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.

18.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

19. **Notice**

19.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Designated Partner of the Developer and the Developer shall address all such notices and other written communications to each of the Owners.

20. **Arbitration**

20.1 **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use his/her/its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

20.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

20.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:

20.3.1 **Appointment by Owners:** 1 (one) Arbitrator to be appointed jointly by all the Owners.

20.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.

20.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.

20.4 **Conduct of Arbitration Proceedings:** The Parties irrevocably agree that:

- 20.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 20.4.2 **Language:** The language of the arbitration shall be English.
- 20.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 20.4.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- 20.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.
21. **Jurisdiction**
- 21.1 **District Judge, Howrah:** In connection with the aforesaid arbitration proceedings, only the District Judge, Howrah shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

Schedule
(Said Property)

(1) land measuring 305 decimal, more or less, contained in R.S. Dag Nos. 5851, 5850, 5849, 5848, 5852/7508, 5852/7509, 5845, and 5844, corresponding L.R. Dag Nos. 7352, 7351, 7350, 7349, 7345, 7378, 7358 and 7346 recorded in L.R. Khattian Nos. 8695, 8267, 8268, 8341, 8342, 8343, 8349, 8713, 8640, 8642, 8553, 8552, 8696, 8711, 8694, 8712, 8551, 8550, 8554, 8555, 8546, 8545, 9162, 8549, 8547, 8644, 8643, 8649, 8641, 8650 and 8651, Mouza Domjur, J.L. No. 33, Police Station Domjur, within the jurisdiction of Domjur Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar, Howrah, District Howrah **And** (2) land measuring 129 decimal, more or less, contained in R.S. Dag Nos. 37, 38, 39 and 40, corresponding L.R. Dag Nos. 37, 38, 39 and 40, recorded in L.R. Khattian Nos. 1620, 1456, 1458, 1611, 1610, 1612, 1613, 1614, 1448, 1449, 1450, 1451, 1752, 1753, 1754, 1757 and 1617 Mouza Purbannapara, J.L. No. 31, Police Station Domjur, within the jurisdiction of Makardaha No. 1 Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar, Howrah, District Howrah, aggregating total are 434 Decimal (As detailed in the Chart given Below), and delineated and demarcated on the Plan annexed hereto and bordered in Red colour thereon and butted and bounded as follows:

- | | |
|---------------------|---|
| On the North | : By Dag Nos. 7511, 7514, 5854, 5853, 5852 & 5846 of Mouza Domjur, |
| On the East | : By Mouza Makardaha, Dag No. 7514 of Mouza Domjur |
| On the South | : By Dag Nos. 41, 42, 43, 44, 36, 31, 30, 29, 23, 22 & 21 of Mouza Purbannapara |
| On the West | : By Canal, Dag Nos. 7509, 5856, 5854, 5852, 5846 & 5843 of Mouza Domjur |

DETAILS OF LAND

NAME OF OWNERS	DEED NO.	DEED DATE	MOUZA	J.L. NO.	KHATAN NO.	DAG NO.		OWNED AREA (DECIMAL)	
						R.S	L.R.		
MISTFLOWER ENCLAVE PVT. LTD.	3862	27.04.2012	Domjur	33	8695	5851	7352	4	4
DARY VANDYA PVT. LTD.	1247	15.02.2012	Domjur	33	8267	5850	7351	10	
DADIMATA DEALERS PVT. LTD.	1247	15.02.2012	Domjur	33	8268	5850	7351	10	
LANTANA VINIMAY PVT. LTD.	2831	29.03.2012	Domjur	33	8321	5850	7351	10	
SCILA BARTER PVT. LTD.	2831	29.03.2012	Domjur	33	8342	5850	7351	7	
JAYDITYA MERCANTILE PVT. LTD.	2832	29.03.2012	Domjur	33	8343	5850	7351	10	
JAYDITYA COMMO TRADE PVT. LTD.	2832	29.03.2012	Domjur	33	8349	5850	7351	10	57
JAYDITYA NIRMAL PVT. LTD.	3863	27.04.2012	Domjur	33	8713	5849	7350	10	
BARBRIK BUILDERS PVT. LTD.	3863	27.04.2012	Domjur	33	8640	5849	7350	10	
LAMIUM MANSION PVT. LTD.	3862	27.04.2012	Domjur	33	8642	5849	7350	10	
MANGALVANI INFRA TECH PVT. LTD.	4647	29.05.2012	Domjur	33	8553	5849	7350	10	
MISTFLOWER ENCLAVE PVT. LTD.	3862	27.04.2012	Domjur	33	8695	5849	7350	4	
VETALI DEVELOPERS PVT. LTD.	4647	29.05.2012	Domjur	33	8552	5849	7350	10	
SCILA BARTER PVT. LTD.	2831	29.03.2012	Domjur	33	8342	5849	7350	3	57
JAYDITYA REALTY PVT. LTD.	3864	27.04.2012	Domjur	33	8696	5848	7349	10	
BARBRIK MERCANTILE PVT. LTD.	3864	27.04.2012	Domjur	33	8711	5848	7349	10	
ZAFRAIN BUILDERS PVT. LTD.	3865	27.04.2012	Domjur	33	8694	5848	7349	10	
HYCINTH DEVELOPERS PVT. LTD.	3865	27.04.2012	Domjur	33	8712	5848	7349	10	
DADIMATA PROMOTERS PVT. LTD.	4646	29.05.2012	Domjur	33	8551	5848	7349	10	
ADESLAKTI INFRA PROJECTS PVT. LTD.	4646	29.05.2012	Domjur	33	8550	5848	7349	10	
LOCHAN COMPLEX PVT. LTD.	4632	29.05.2012	Domjur	33	8554	5848	7349	10	
LOCHAN NIVAS PVT. LTD.	4632	29.05.2012	Domjur	33	8555	5848	7349	10	
MUKUND ENCLAVE PVT. LTD.	4645	29.05.2012	Domjur	33	8546	5848	7349	10	
BARBRIK APARTMENT PVT. LTD.	4645	29.05.2012	Domjur	33	8543	5848	7349	10	
MISTFLOWER ENCLAVE PVT. LTD.	3862	27.04.2012	Domjur	33	8695	5848	7349	2	
ENTICE PROJECTS PRIVATE LIMITED	8997	22.09.2014	Domjur	33		5848	7349	4	106
DHRITI REALTORS PVT. LTD.	4644	29.05.2012	Domjur	33	8549	5845	7346	10	
RUKMANI PROMOTERS PVT. LTD.	4644	29.05.2012	Domjur	33	8547	5845	7346	10	
ENTICE PROJECTS PRIVATE LIMITED	8997	22.09.2014	Domjur	33		5845	7346	3	21
RAJNANDITA REALESTATES PVT. LTD.	8732	30.04.2012	Domjur	33	8644	5844	7345	10	
CRABLE CONSTRUCTION PVT. LTD.	3732	30.04.2012	Domjur	33	8643	5844	7345	10	
BARBRIK VINIMAY PVT. LTD.	3737	30.04.2012	Domjur	33	8649	5844	7345	10	
JAYDITYA NIKETAN PVT. LTD.	3737	30.04.2012	Domjur	33	8641	5844	7345	10	
JAYDITYA TIE-UP PVT. LTD.	3738	30.04.2012	Domjur	33	8650	5844	7345	4	
MANMOHAN ABASAN PVT. LTD.	3738	30.04.2012	Domjur	33	8651	5844	7345	10	54
PUCHAN COMMERCE PVT. LTD.	2152	13.05.2014	Domjur	33	9162	5852/7508	7378	2	2
PUCHAN COMMERCE PVT. LTD.	6438	10.07.2014	Domjur	33	9162	5852/7509	7358	2	2
TOTAL LAND OF MOUZA DOMJUR									305
BARBRIK NIRMAL PVT. LTD.	10037	22.12.2011	Purbannapara	31	1448	38	38	3	
IRISH NIRMAL PVT. LTD.	10036	22.12.2011	Purbannapara	31	1449	38	38	10	
DALLA IMPEX PVT. LTD.	10038	22.12.2011	Purbannapara	31	1450	38	38	10	
PRIMEROSE NIVAS PVT. LTD.	10032	22.12.2011	Purbannapara	31	1451	38	38	3	
DEWBERRIES VINCOM PVT. LTD.	6271	21.11.2012	Purbannapara	31	1613	38	38	9	
ACANTHUS ESTATE PVT. LTD.	6271	21.11.2012	Purbannapara	31	1614	38	38	9	44
BARBRIK NIRMAL PVT. LTD.	10037	22.12.2011	Purbannapara	31	1448	39	39	7	
KHATUNARESH APARTMENT PVT. LTD.	6273	21.11.2012	Purbannapara	31	1617	39	39	3	12
BARBRIK HOUSING PVT. LTD.	1205	06.02.2013	Purbannapara	31	1611	37	37	10	
MAHABALA VILLA PVT. LTD.	1205	06.02.2013	Purbannapara	31	1612	37	37	3.32	
SHEESHKEDANI ABAS PVT. LTD.	1205	06.02.2013	Purbannapara	31	1610	37	37	10	
MARGOLD ENCLAVE PVT. LTD.	204	13.01.2012	Purbannapara	31	1620	37	37	7.77	
SNOWDROP ENTERPRISES PVT. LTD.	200	13.01.2012	Purbannapara	31	1456	37	37	7.78	
PRABHU DAYAL GUPTA	155	06.01.2012	Purbannapara	31	1458	37	37	7.78	
REMARKABLE ENCLAVE PVT. LTD.	4787	27.10.2014	Purbannapara	31	1753	37	37	10	
VARCA COMMERCE PVT. LTD.	4787	27.10.2014	Purbannapara	31	1754	37	37	10	
TIFFANY BARTER PVT. LTD.	4787	27.10.2014	Purbannapara	31	1752	37	37	3.35	70
SNOWDROP ENTERPRISES PVT. LTD.	200	13.01.2012	Purbannapara	31	1456	40	40	0.33	
PRABHU DAYAL GUPTA	155	06.01.2012	Purbannapara	31	1458	40	40	0.33	
STURDY REALTORS PVT. LTD.	4790	27.10.2014	Purbannapara	31	1757	40	40	1	
MARGOLD ENCLAVE PVT. LTD.	204	13.01.2012	Purbannapara	31	1620	40	40	0.34	
MAHABALA VILLA PVT. LTD.	1205	06.02.2013	Purbannapara	31	1612	40	40	1	3
TOTAL LAND OF MOUZA PURBANNAPARA									129
TOTAL LAND									434

22. Execution and Delivery

22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Marigold Enclave Private Limited

Mullesh Kumar Bhatnagar

Director

Mistflower Enclave Private Limited

Mullesh Kumar Bhatnagar

Director

Dadimata Dealers Private Limited

R. P. Agarwal

Director

Scilla Barter Private Limited

Sankar Mal Kedia

Director

Jayditya Commotrade Private Limited

Naresh Agarwal

Director

Barbrik Builders Private Limited

Naresh Agarwal

Director

Mangalvani Infratech Private Limited

Atul Sarda

Director

Snowdrop Enterprise Private Limited

Ranjana Singh

Director

Daisy Vanija Private Limited

Ranjana Singh

Director

Lantana Vinimay Private Limited

Sankar Mal Kedia

Director

Jayditya Mercantile Private Limited

Naresh Agarwal

Director

Jayditya Nirman Private Limited

Smita Agarwal

Director

Lanium Mansions Private Limited

Sankar Mal Kedia

Director

Vetali Developers Private Limited

R. P. Agarwal

Director

Javdiva Reality Private. Limited.

Narash Agarwal

Director

Dhriti Realtors Private. Limited

Omni Agarwal

Director

Barbrik Mercantile Private Limited

Narash Agarwal

Director

Zaffrin Buildcon Private Limited

Mukesh K. Shetty

Director

Hycinth Developers Private Limited

Manju Poddar

Director

Dadimata Promoters Private Limited

R. P. Aggarwal

Director

Adishakti Infra projects Private Limited

Ajay Sekaria

Director

Lochan Complex Private Limited

Pratik Gupta

Director

P.D. Gupta

Prabhu Dayal Gupta

Rukmani Promoters Private. Limited.

R. Gupta

Director

Iris Nirman Private Limited

Amit K. Choudhary
A. K. Choudhary

Director

Dalia Impex Private Limited

Amit K. Tiwari

Director

Primerose Nivas Private Limited

Mukesh K. Shetty

Director

Khatunareh Apartment Private Limited

Payishini Aggarwal

Director

Mukund Enclave Private Limited

Pratik Gupta

Director

Lochan Niwas Private Limited

P.D. Gupta

Director

Barbrik Nirman Private Limited

Ratan Agarwal

Director

Rajnandita Realestates Pvt. Ltd.

Vinita Latha

Director

Barbrik Vinimay Pvt. Ltd.

Smita Agarwal

Director

Jayditya Tie-up Pvt. Ltd.

Ratan Agarwal

Director

Barbrik Housing Pvt. Ltd.

Rajeshi Agarwal

Director

Sheeshkedani Abas Pvt. Ltd.

Poojita Gupta

Director

Acanthus Estates Pvt. Ltd.

Piyush Agarwal

Director

Remarkable Enclave Pvt. Ltd.

Nil Gupta

Director

Barbrik Apartment Private Limited

Rajeshi Agarwal
(Ratan Agarwal)

Director

Crable Construction Pvt. Ltd.

Siddhant Mahesh

Director

Jayditya Niketan Pvt. Ltd.

Ratan Agarwal

Director

Manmohan Abasan Pvt. Ltd.

Narash Agarwal

Director

Mahabala Villa Pvt. Ltd.

R. Rajeshi Agarwal

Director

Dewberries Vincom Pvt. Ltd.

Ranjana Bhat

Director

Puchan Commerce Pvt. Ltd.

Narash Latha

Director

Varca Commerce Pvt. Ltd.

Divyanshu Kumar Agarwal

Director

Tiffany Barter Pvt. Ltd.

Tijush Agarwal

Director

Entic Projects OPC Pvt. Ltd.

[Signature]

Director

Sturdy Realtors Pvt. Ltd.

[Signature]

Director

[Owners]

Riya Manbhari Projects LLP

[Signature]

Pawan C. Agarwal

Designated Partners

[Developer]

Drafted by:

Witnesses:

Signature R.N. Gupta

Name RAM NIWAS GUPTA

Father's Name Late Hemraj Lal Gupta

Address 8/A, C.R. Avenue

Kolkata 70012

Signature Susmita Maji

Name SUSMITA MAJI

Father's Name Jai Anand Baran Maji

Address M/3A, Venu Lane

Belgharia KOL-56

Drafted by me

[Signature]

(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Co'cutta

DOMJUR, J.L NO.- 33, KHATIAN NO.- 8695, 8267, 8268, 8341,
 8349, 8713, 8640, 8642, 8553, 8552, 8696, 8711, 8694, 8712, 8551,
 8554, 8555, 8546, 8545, 8549, 8547, 8644, 8643, 8649, 8641, 8650, 8651, 9162,
 DAG NO.- 5851, 5850, 5849, 5848, 5845, 5844, 5852/7508, 5852/7509
 DAG NO.- 7352, 7351, 7350, 7358, 7346, 7345, 7378,

P.S.- DOMJUR, DIST- HOWRAH. AREA OF LAND- 305 DECIMAL

MOUZA- PURBANNAPARA, J.L NO.- 31, KHATIAN NO.-1448, 1449, 1450,
 1451, 1456, 1458, 1613, 1614, 1617, 1611, 1612, 1610, 1620, 1753, 1754, 1752, 1757,
 R.S. DAG NO.- 37, 38, 39, 40, L.R. DAG NO.- 37, 38, 39, 40,
 P.S.- DOMJUR, DIST- HOWRAH. AREA OF LAND- 129 DECIMAL



- | | |
|--|--|
| Varca Commerce Pvt. Ltd.
<i>Varca Commerce Pvt. Ltd.</i>
Director | Mistflower Enclave Pvt. Ltd.
Zaffrain Buildcon Pvt. Ltd.
Marigold Enclave Pvt. Ltd.
Primerose Nivas Pvt. Ltd.
<i>Mukesh Kumar Bhatnagar</i>
Director |
| Dhriti Realtors Pvt. Ltd.
<i>Anand Agarwal</i>
Director | Puchan Commerce Pvt. Ltd.

Director |
| Iris Nirman Pvt. Ltd.
<i>Anubhav Mishra</i>
Director | Hycinth Developers Pvt. Ltd.
<i>Manjiv Poddar</i>
Director |
| Cable Construction Pvt. Ltd.
<i>Siddhant Mishra</i>
Director | Dalia Impex Pvt. Ltd.
<i>Anil Kumar Bhatnagar</i>
Director |
| Khatunareesh Apartment Pvt. Ltd.
Barbrik Apartment Pvt. Ltd.
Barbrik Housing Pvt. Ltd.
Mahaabala Villa Pvt. Ltd.
<i>Rajesh Agarwal</i>
Director | Snowdrop Enterprises Pvt. Ltd.
Dewberries Vincom Pvt. Ltd.
Daisy Vanija Pvt. Ltd.
<i>Rajesh Singh</i>
Director |
| Rukmani Promoters Pvt. Ltd.
<i>Rukmani Promoters Pvt. Ltd.</i>
Director | Lantana Vinimay Pvt. Ltd.
Scilla Barter Pvt. Ltd.
Lamium Mansions Pvt. Ltd.
<i>Lantana Vinimay Pvt. Ltd.</i>
Director |
| For Sale and
Sturdy Realtors Pvt. Ltd.
Lochan Niwas Pvt. Ltd.
<i>For Sale and Sturdy Realtors Pvt. Ltd.</i>
Director | Jayditya Mercantile Pvt. Ltd.
Barbrik Mercantile Pvt. Ltd.
Manmohan Abasan Pvt. Ltd.
Jayditya Realty Pvt. Ltd.
Barbrik Builders Pvt. Ltd.
Jayditya Commotrade Pvt. Ltd. |
| Tiffany Barter Pvt. Ltd.
Acanthus Estate Pvt. Ltd.

Director | <i>Naveesh Agarwal</i>
Director/Authorised Signatory |
| Jayditya Niketan Pvt. Ltd.
Barbrik Nirman Pvt. Ltd.
Jayditya Tieup Pvt. Ltd.
<i>Kalpana Agarwal</i>
Director | Sheshkedani Abas Pvt. Ltd.
Lochan Complex Pvt. Ltd.
Mukund Enclave Pvt. Ltd.
<i>Pratik Gupta</i>
Director |
| Rajnandita Realestate Pvt. Ltd.

Director | Barbrik Vinimay Pvt. Ltd.
Jayditya Nirman Pvt. Ltd.
<i>Sanita Agarwal</i>
Director |
| Adishakti Infraprojects Pvt. Ltd.
Mangalvani Infratech Pvt. Ltd.
Entice Projects OPC Pvt. Ltd.
<i>Adishakti Infraprojects Pvt. Ltd.</i>
Director | Remarkable Enclave Pvt. Ltd.
<i>Remarkable Enclave Pvt. Ltd.</i>
Director |



Handwritten signature
for Vasca Commerce Pct 10

Handwritten signature

Left Hand					
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Right Hand					



Handwritten signature
for Tiffany Bents Pct 10
Acanthys Estate Pct 10

Handwritten signature

Left Hand					
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Right Hand					



Handwritten signature
for Hightower Enclave Pct 10
Zaffrona Builders Pct 10
Moringold Enclave Pct 10
Primerose Nivas Pct 10

Handwritten signature

Left Hand					
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Right Hand					



Handwritten signature
for Lambton Vinyay Pct 10
Schille Bros Pct 10
Lambium Mansion Pct 10

Handwritten signature

Left Hand					
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Right Hand					



Siddharth Sharma

for Corbin Construction Pvt. Ltd.

Siddharth Sharma

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Right Hand					

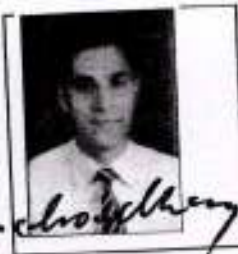


Anil K. Anand

for Dalia Impex Pvt. Ltd.

Anil K. Anand

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



A.K. Choudhary

for Iris Nirman Pvt. Ltd.

A.K. Choudhary

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



Rajan Day

for Daisy Vanija Pvt. Ltd.
Dewberry Vinson Pvt. Ltd.
Snowtop Enterprises Pvt. Ltd.

Rajan Day

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



Manju Poddar

for Hyacinth Development Pvt. Ltd.

Manju Poddar

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



Vinita Latha

for Rajnandini Real Estate Pvt. Ltd.

Vinita Latha

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



Namish Kumar

for Puckar Commers Pvt. Ltd.

Namish Kumar

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



Jitendra Singh

for Remarkable Enclave Pvt. Ltd.

Jitendra Singh

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



Request

for Borkhira Apartment lot 40
Khalimnash Apartment lot 40
Borkhira Housing lot 40
Mishanbale Villa lot 40

Hand					
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Right Hand					



Request

for Jayalitha Nilakan lot 40
Jayalitha Tea Up lot 40
Borkhira Nilakan lot 40

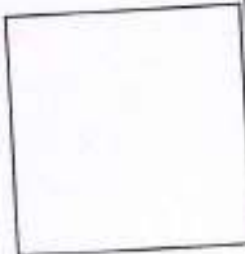
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Right Hand					



Request

for Borkhira Nilakan lot 40
Jayalitha Nilakan lot 40

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Right Hand					



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Left Hand					
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Right Hand					



R. D. Gajjar

For Lockan Nilwan Pvt Ltd.
Sturdy Realtors Pvt Ltd.
and Self.

R. D. Gajjar

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



Narech Agarwal

For. Darbhik Mercantile Pvt Ltd.
Mansohan Anson Pvt Ltd.
Jayditya Commodore Pvt Ltd.
Darbhik Builders Pvt Ltd.
Jayditya Realty Pvt Ltd.
Jayditya Mercantile Pvt Ltd.

Narech Agarwal

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

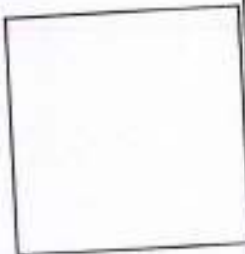


Pratik Gupta

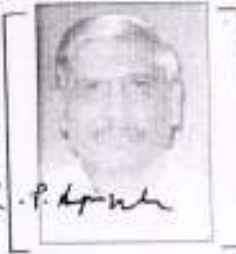
For Lockan Complex Pvt Ltd.
Mukund Enclave Pvt Ltd.
Sheekh Kadam Aban Pvt Ltd.

Pratik Gupta

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



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



R. P. Dapavala

for Dadmathe Dealers Pvt Ltd.
Vetali Developers Pvt Ltd.
Dadmathe Promoters Pvt. Ltd.

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



R. P. Dapavala

for Rukmani Promoters Pvt Ltd.

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



Anand Arghwal

for Dhruti Realtors Pvt. Ltd.

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



Anand Arghwal

for Mangalmani InfraTech Pvt Ltd.
Adishakti InfraProjects Pvt Ltd.
Entice Projects OPC Pvt. Ltd.

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



Sanjay

Riya Marbhari Projects LLP

Sanjay K. Marbhari

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



Ravi + Agam

Riya Marbhari Projects LLP

Ravi + Agam

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



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



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

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. DOMJUR, District- Howrah
 Signature / LTI Sheet of Serial No. 01975 / 2015

Name of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
1. Vinita Ladha Address -1/ A, Kundan Bye Lane, Thana:-Liluya, District:-Howrah, WEST BENGAL, India, Pin : 711204	Self		 LTI 05/05/2015	Vinita Ladha
2. Naresh Kumar Ladha Address -1/ A, Kundan Bye Lane, Thana:-Liluya, District:-Howrah, WEST BENGAL, India, Pin : 711204	Self		 LTI 05/05/2015	Naresh Kumar.

Name of Identifier of above Person(s)

Arindam Mukherjee
 Flat No:Rb-36, Rabindranagar, madhyamgram,
 Thana:-Barasat, District:-North 24 Parganas, WEST
 BENGAL, India, Pin :-700132

Signature of Identifier with Date

Arindam Mukherjee
 05/05/2015



19.5.15
 Addl. Dist. Sub-Registrar
 Domjur, Howrah

Seller, Buyer and Property Details

Landlord & Developer Details

Landlord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Jayditya Mercantile Private Limited Room No. 102, 1st Floor, Narayani Building ,27, B, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCJ7387J, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Jayditya Commtrade Private Limited Room No. 102, 1st Floor, Narayani Building ,27, B, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCJ7386D, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Barbrik Builders Private Limited Room No. 302, 3rd. Floor, Narayani Building ,27,, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECB8200G, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Jayditya Reality Private Limited Room No. 301, 3rd. Floor, Narayani Building ,27,, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCJ7388P, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>

Landlord Details

Name, Address, Photo, Finger print and Signature

5	Barbrik Mercantile Private Limited Room No. 302, 3rd. Floor, Narayani Building ,27,, P.S:- Hare Street, District.-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECB8644E, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence		
6	Manmohan Abasan Private Limited Room No. 302, 3rd. Floor, Narayani Building ,27,, P.S:- Hare Street, District.-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCM6898E, Status : Organization Represented by their (1-6) representative as given below:-		
1-6 (1)	Naresh Agarwal Son of Shankar Lal Agarwal Block G A 6, Phase - II , Ganges Garden, 106, K., P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	
7	Marigold Enclave Private Limited 1st. Floor , 27, Brabourne Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCM5414A, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence		
8	Mistflower Enclave Private Limited 84/ A, C. R. Avenue, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAHCM7870N, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence		

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature					
9	Zaffrain Buildcon Private Limited 84 A, Chitaranjan Avednue, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAACZ5576F, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					
10	Primerose Nivas Private Limited P 10, New Howrah Brige Approach Road, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCP3130R, Status : Organization Represented by their (7-10) representative as given below:-					
7-10 (1)	Mukesh Kumar Bhattar Son of Hari Kishan Bhattar 59, Sanatan Mistry Lane, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	<table border="1"> <tr> <td data-bbox="950 871 1193 913">Photo</td> <td data-bbox="1193 871 1485 913">Finger Print</td> </tr> <tr> <td colspan="2" data-bbox="950 913 1485 1270">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						
11	Snowdrop Enterprises Private Limited P 12, New Howra, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAQCS6068K, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					
12	Daisy Vanija Private Limited 53/4 P. N. Midy, P.S:- District:-Kolkata, West Bengal, India, PIN - 700056 PAN No. AAECD0881H, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					

Landlord Details

Name, Address, Photo, Finger print and Signature				
SL No.				
13	<p>Dewberries Vincom Private Limited 27, Brabourne R, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECD2467M, Status : Organization Represented by their (11-13) representative as given below:-</p>			
11-13 (1)	<p>Ranjan Dey Son of Kartick Chandra Dey 85, Bipin Ganguly Road, Dumdum, P.S:- District:-Kolkata, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>			
	<table border="1"> <tr> <td align="center">Photo</td> <td align="center">Finger Print</td> </tr> <tr> <td align="center" colspan="2">Signature</td> </tr> </table>	Photo	Finger Print	Signature
Photo	Finger Print			
Signature				
14	<p>Lantana Vinimay Private Limited Narayani Building , 1st Floor, 27, Brabourne Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCL2101L, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>			
15	<p>Scilla Barter Private Limited P 12, New Howrah Bridge Approach Road, P.S.- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AARCS2040Q, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>			
16	<p>Lamium Mansions Private Limited 27, Brabourne Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCL2104R, Status : Organization Represented by their (14-16) representative as given below:-</p>			

Landlord Details

Name, Address, Photo, Finger print and Signature

SL
No.

Photo

Finger Print

14-16
(1)

Sawar Mal Kedia
Son of Nand Lal Kedia
14/21/3, Sanata, P.S.- Golabari, District:-Howrah, West
Bengal, India, PIN - 711106
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India,
Status : Representative
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

Signature

17

Varca Commerce Private Limited
53/4, P. N. Mid, P.S.- District:-Kolkata, West Bengal, India, PIN - 700056
PAN No. AAECV5344H,
Status : Organization
Represented by representative as given below:-

Photo

Finger Print

17(1)





Nirmal Kumar Agarwala
Son of Mamraj Agarwala
P 10, New Howra, P.S.- District:-Kolkata, West Bengal, India,
PIN - 700001
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India,
Status : Representative
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

Signature

18

Rajanandita Realestate Private Limited
1 St. Floor Nar, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001
PAN No. AAFCR8423A,
Status : Organization
Represented by representative as given below:-

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature		
18(1)	<p>Vinita Ladha Son of D/ O - Radha Valabh Jhakhulia 1/ A, Kundan By, P.S:- Liluya, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 05/05/2015 Place of Admission of Execution : Pvt. Residence</p>	 5/5/2015 12:00:00 AM hrs	 LTI 5/5/2015 12:00:00 AM hrs
Signature			
19	<p>Puchan Commerce Private Limited 53/4, P. N. Mid, P.S:- District:-Kolkata, West Bengal, India, PIN - 700056 PAN No. AAHCP3129P, Status : Organization Represented by representative as given below:-</p>		
19(1)	<p>Naresh Kumar Ladha Son of Radha Shyam Ladha 1/ A, Kundan By, P.S:- Liluya, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 05/05/2015 Place of Admission of Execution : Pvt. Residence</p>	 5/5/2015 12:00:00 AM hrs	 LTI 5/5/2015 12:00:00 AM hrs
Signature			
20	<p>Hycinth Developers Private Limited 84 A, Chittaran, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AACCH8643M, Status : Organization Represented by representative as given below:-</p>		

Landlord Details

Name, Address, Photo, Finger print and Signature			
SL No.		Photo	Finger Print
20(1)	<p>Manju Poddar Son of W/ O - Arun Kumar Poddar 202, Jessore Ro, P.S:- District-Kolkata, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		Signature
21	<p>Dalia Impex Private Limited 46/2 B. T. Road, P.S:- District-Kolkata, West Bengal, India, PIN - 700002 PAN No. AAECD0438J, Status : Organization Represented by representative as given below:-</p>		
21(1)	<p>Amit Kumar Tiwari Son of Vidya Bhushan Tiwari 6/1, N. S. C. B, P.S:- Sisir Bhaduri Sarani, District-Kolkata, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		Signature
22	<p>Remarkable Enclave Private Limited 42/2 Barrackpore Trunk Road, Flat No. 2 F, 2nd Flo, P.S:- District-Kolkata, West Bengal, India, PIN - 700002 PAN No. AAGCR8333J, Status : Organization Represented by representative as given below:-</p>		

Landlord Details

Name, Address, Photo, Finger print and Signature			
SL No.		Photo	Finger Print
22(1)	<p>Anita Agarwala Son of W/ O - Nirmal Kumar Agarwala P 12, New Howra, P.S.- Burrobazar, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		Signature
23	<p>Iris Nirman Private Limited 46/2, B. T. Roa, P.S.- District-Kolkata, West Bengal, India, PIN - 700002 PAN No. AACCI7690D, Status : Organization Represented by representative as given below:-</p>		
23(1)	<p>Ambuj Kumar Choudhary Son of Lakshmi Kant Choudhary P 33, Barsha Nil Gopal Park, Brahmapur, Srirampur,, P.S.- District-Kolkata, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		Signature
24	<p>Acanthus Estate Private Limited 53/4, P. N. Mid, P.S.- District-Kolkata, West Bengal, India, PIN - 700056 PAN No. AALCA6142R, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Absent</p>		
25	<p>Tiffany Barter Private Limited 1st Floor, 27,, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECT5018L, Status : Organization Represented by their (24-25) representative as given below:-</p>		

Landlord Details

Name, Address, Photo, Finger print and Signature

SL
No.

24-25
(1)

Pijush Agarwala
Son of Brahmaanand Agarwala
6 A, Iron Side Road, P.S:- District-Kolkata, West Bengal,
India, PIN - 700019
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India,
Status : Representative
Date of Execution : 27/04/2015
Date of Admission : 18/05/2015
Place of Admission of Execution : Pvt. Residence



5/18/2015 4:24:07
PM hrs



LTI
5/18/2015 4:24:21
PM hrs

Pijush Agarwala

5/18/2015 4:25:02 PM hrs

26

Lochan Complex Private Limited
Block G A 6, Phase II, Ganges Garden 106, K. C., P.S:- Shibpur, District-Howrah, West Bengal, India,
PIN - 711102
PAN No. AACCL2579A,
Status : Organization
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

27

Mukund Enclave Private Limited
Block G A 6, Phase II, Ganges Garden 106, K. C., P.S:- Shibpur, District-Howrah, West Bengal, India,
PIN - 711102
PAN No. AAHCM9097P,
Status : Organization
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

28

Sheeshkedani Abas Private Limited
Block G A 6, Phase II, Ganges Garden 106, K. C., P.S:- Shibpur, District-Howrah, West Bengal, India,
PIN - 711102
PAN No. AARCS6528D,
Status : Organization
Represented by their (26-28) representative as given below:-

Landlord Details

Name, Address, Photo, Finger print and Signature

SL No.						
26-28 (1)	<p>Pratik Gupta Son of Prabhu Dayal Gupta Ganges Garden , Phase II , Block G A 6, K. C. Sin, P.S.- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>	<table border="1"> <tr> <th data-bbox="950 304 1169 367">Photo</th> <th data-bbox="1177 283 1421 367">Finger Print</th> </tr> <tr> <td colspan="2" data-bbox="950 367 1421 766" style="text-align: center;">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						
29	<p>Lochan Niwas Private Limited Block G A 6, Phase II , Ganges Garden , 106, K. C. P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AACCL2580M, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>					
30	<p>Sturdy Realtors Private Limited Block G A 6, Phase II , Ganges Garden , 106, K. C. P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AAUCS0245G, Status : Organization Represented by their (29-30) representative as given below:-</p>					
29-30 (1)	<p>Prabhu Dayal Gupta Son of Boduram Gupta Block G A 6, Phase II , Ganges Garden, 106, K. C. P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>	<table border="1"> <tr> <th data-bbox="1031 1291 1250 1354">Photo</th> <th data-bbox="1258 1270 1534 1354">Finger Print</th> </tr> <tr> <td colspan="2" data-bbox="1031 1354 1534 1732" style="text-align: center;">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature
31	Barbrik Apartment Private Limited Block G A 6, Phase II, Ganges Garden, 106, K. C. P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 PAN No. AAECB9924D, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence
32	Khatunaresh Apartment Private Limited Block G A 6, Phase II, Ganges Garden, 106, K. C. P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 PAN No. AAECK8111D, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence
33	Barbrik Housing Private Limited Block G A 6, Phase II, Ganges Garden, 106, K. C. P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 PAN No. AAECB0093G, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence
34	Mahaabala Villa Private Limited Block G A 6, Phase II, Ganges Garden, 106, K. C. P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 PAN No. AAICM0020B, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence
35	Block G A 6, Phase II, Ganges Garden, 106, K. C. P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 Status : Organization Represented by their (31-35) representative as given below:-

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature	
	Photo	Finger Print
31-35 (1)	<p>Rajeshwari Agarwal Son of Pawan Kumar Agarwal Block G A 6, Phase II, Ganges Garden, 106, K. C, P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>	Signature
36	<p>Jayditya Niketan Private Limited Room No. 302, 3rd Floor, 27, Brabourne Road, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCJ7599Q, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>	
37	<p>Jayditya Tie - Up Private Limited Room No. 302, 3rd Floor, 27, Brabourne Road, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCJ7596B, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>	
38	<p>Barbnik Nirman Private Limited Room No. 302, 3rd Floor, 27, Brabourne Road, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCM6898E, Status : Organization Represented by their (36-38) representative as given below:-</p>	

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature	Photo	Finger Print
		Signature	
36-38 (1)	<p>Ratan Agarwal Son of Shankar Lal Agarwal 27, Brabourne Road, Room No. 102, 1st Floor., P.S:- Hare Street, District-Kolkata, West Bengal, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		
39	<p>Barbrik Vinimay Private Limited Room No. 302, 3rd Floor, 27, Brabourne Road, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECB8648J, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		
40	<p>Jayditya Nirman Private Limited Block G A 6, Phase II , Ganges Garden , 106, K. C. P.S:- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 PAN No. AACCJ7626A, Status : Organization Represented by their (39-40) representative as given below:-</p>		
39-40 (1)	<p>Sunita Agarwal Son of D/ O - Shankar Lal Agarwal G A 6, Phase II , Ganges Garden, 106, K. C. Singh, P.S:- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>		

Landlord Details

Name, Address, Photo, Finger print and Signature

SL No.	Name, Address, Photo, Finger print and Signature					
41	Dadimata Dealers Private Limited 1st Floor, 14, Netaji Subhash Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECD0631M, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					
42	Vatali Developers Private Limited 1st Floor, 14, Netaji Subhash Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECV0442L, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					
43	Dadimata Promoters Private Limited 1st Floor, 14, Netaji Subhash Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECD2508B, Status : Organization Represented by their (41-43) representative as given below:-					
41-43 (1)	Rajendra Prasad Agarwal Son of Ram Prasad Agarwal 18/ A, Mayfair Road, P.S:- District:-Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	<table border="1"> <tr> <td data-bbox="982 1165 1226 1207">Photo</td> <td data-bbox="1226 1165 1502 1207">Finger Print</td> </tr> <tr> <td colspan="2" data-bbox="982 1207 1502 1564">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						
44	Mangalvani Infratech Private Limited 1st Floor, 14, Netaji Subhas Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700157 PAN No. AAHCM9294J, Status : Organization Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence					

Landlord Details

Name, Address, Photo, Finger print and Signature

SL
No.

45 Adishakti Infraprojects Private Limited
1st Floor, 14, Netaji Subhas Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700157
PAN No. AAKCA5560C,
Status : Organization
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

46 Entice Projects O P C Private Limited
R G A 4, 8 A, Kolupukur Road, 1st Floor Flat No. 1, P.S:- District:-Kolkata, West Bengal, India, PIN - 700157
PAN No. AADCE7155L,
Status : Organization
Represented by their (44-46) representative as given below:-

44-46
(1)

Ajay Kumar Seksaria
Son of Bihari Prasad Seksaria
4/8 A, Kolupukur Road, P.S:- District:-Kolkata, West Bengal,
India, PIN - 700157
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India,
Status : Representative
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

Photo

Finger Print

Signature

47

Rukmani Promoters Private Limited
1st Floor 14, Netaji Subhas Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001
PAN No. AAFCR8643G,
Status : Organization
Represented by representative as given below:-

47(1)

Bijay Kumar Agarwal
Son of Ram Prasad Agarwal
8th Floor, 35 A, Ballygunj Park, P.S:- District:-Kolkata, West
Bengal, India, PIN - 700019
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India,
Status : Representative
Date of Execution : 27/04/2015
Date of Admission : 27/04/2015
Place of Admission of Execution : Pvt. Residence

Photo

Finger Print

Signature

Landlord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
48	Dhriti Realtors Private Limited 1st Floor, 14, Netaji Subhs Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECD2510M, Status : Organization Represented by representative as given below:-		
48(1)	Amal Agarwal Son of Bijay Kumar Agarwal 8th Floor, 35 A, Ballygunj Park, P.S:- District:-Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	
49	Crable Construction Private Limited 84/ A, C. R. Av, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAEC8176A, Status : Organization Represented by representative as given below:-		
49(1)	Siddhrtha Bhalotia Son of Ram Gopal Bhalotia 32a, Beadon Row, Beadon Street, P.S:- District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Riya Manbhari Projects L L P Room No. 101, 1st Floor 27, Brabourne Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AANFR9619R, Status : Organization Represented by representative as given below:-		
1(1)	Saroj Kumar Agarwal Son of Mamraj Agarwala Room No. 101, 1st Floor, 27, Brabourne Road,, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	
2	Riya Manbhari Projects L L P Room No. 101, 1st Floor 27, Brabourne Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AANFR9619R, Status : Organization Represented by representative as given below:-		
2(1)	Pawan Kumar Agarwal Son of Boduram Gupta Room No. 101, 1st Floor, 27, Brabourne Road,, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

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

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mihir Nandi Son of Mr Rajmohan Nandi 78 Thana Road Khardaha, P.O:- B D Sopan, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Saroj Kumar Agarwal, Pawan Kumar Agarwal, Naresh Agarwal, Mukesh Kumar Bhattar, Ranjan Dey, Sawar Mal Kedia, Nirmal Kumar Agarwala, Vinita Ladha, Naresh Kumar Ladha, Manju Poddar, Amit Kumar Tiwari, Anita Agarwala, Ambuj Kumar Choudhary, Pijush Agarwala, Pratik Gupta, Prabhu Dayal Gupta, Rajeshwari Agarwal, Ratan Agarwal, Sunita Agarwal, Rajendra Prasad Agarwal, Ajay Kumar Seksaria, Bijay Kumer Agarwal, Amal Agarwal, Siddhrtha Bhalotia	Mihir Nandi 5/18/2015 4:26:33 PM hrs
2	Arindam Mukherjee Son of Ashutosh Mukherjee Flat No: Rb-36,rabindran, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700132	Vinita Ladha, Naresh Kumar Ladha	

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: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5851, RS Khatian No:- 8695	4 Decimal	1/-	5,19,480/-	Proposed Use: Industrial Use, ROR: Sali
L10	District: Howrah, P.S:- DOMJUR, Gram Panchayat: MAKARDAH-I, Mouza: Purbannapara	RS Plot No:- 38, RS Khatian No:- 1449	44 Decimal	1/-	39,34,343/-	Proposed Use: Industrial Use, ROR: Sali
L11	District: Howrah, P.S:- DOMJUR, Gram Panchayat: MAKARDAH-I, Mouza: Purbannapara	RS Plot No:- 39, RS Khatian No:- 1617	12 Decimal	1/-	10,90,913/-	Proposed Use: Industrial Use, ROR: Sali

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
L12	District: Howrah, P.S:- DOMJUR, Gram Panchayat: MAKARDAH-I, Mouza: Purbannapara	RS Plot No:- 40 , RS Khatian No:- 1458	3 Decimal	1/-	2,72,728/-	Proposed Use: Industrial Use, ROR: Sali
L2	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5850 , RS Khatian No:- 8267	57 Decimal	1/-	71,37,423/-	Proposed Use: Industrial Use, ROR: Sali
L3	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5849 , RS Khatian No:- 8640	57 Decimal	1/-	71,37,423/-	Proposed Use: Industrial Use, ROR: Sali
L4	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5848 , RS Khatian No:- 8696	106 Decimal	1/-	1,23,07,001 /-	Proposed Use: Industrial Use, ROR: Sali
L5	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5852/7508 , RS Khatian No:- 7378	2 Decimal	1/-	2,59,740/-	Proposed Use: Industrial Use, ROR: Sali
L6	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5852/7509 , RS Khatian No:- 7358	2 Decimal	1/-	2,59,740/-	Proposed Use: Industrial Use, ROR: Sali
L7	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5845 , RS Khatian No:- 8549	23 Decimal	1/-	29,87,010/-	Proposed Use: Industrial Use, ROR: Sali

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
L8	District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur	RS Plot No:- 5844 , RS Khatian No:- 8649	54 Decimal	1/-	67,93,170/-	Proposed Use: Industrial Use, ROR: Sali
L9	District: Howrah, P.S:- DOMJUR, Gram Panchayat: MAKARDAH-I, Mouza: Purbannapara	RS Plot No:- 37 , RS Khatian No:- 1458	70 Decimal	1/-	60,12,234/-	Proposed Use: Industrial Use, ROR: Sali

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Naresh Agarwal
Address	Block G A 6, Phase - II , Ganges Garden, 106, K. ,Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102
applicant's Status	Seller/Executant

Office of the A.D.S.R. DOMJUR, District: Howrah
Endorsement For Deed Number : I - 050402259 / 2015

Query No/Year	05041000055935/2015	Serial no/Year	0504001975 / 2015
Deed No/Year	I - 050402259 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Narash Agarwal	Presented At	Private Residence
Date of Execution	27-04-2015	Date of Presentation	27-04-2015
Remarks			

On 05/05/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Draft Rs 74,930/-

Description of Draft

1. Rs 34,930/- is paid, by the Draft(other) No: 232761, Date: 28/04/2015, Bank: STATE BANK OF INDIA (SBI), BEPIN BEHARI GANGULY ST.
2. Rs 40,000/- is paid, by the Draft(other) No: 232760, Date: 28/04/2015, Bank: STATE BANK OF INDIA (SBI), BEPIN BEHARI GANGULY ST.

Maitreyee Ghosh

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

On 22/05/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted from stamp duty.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-

Maitreyee Ghosh

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

On 27/04/2015

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

Presented for registration at 19:00 hrs on : 27/04/2015, at the Private residence by Naresh Agarwal ,.

Payment of Stamp Duty

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

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 251389, Purchased on 19/03/2015, Treasury/Vendor named ..
2. Rs 10/- is paid on Court Fees.

Maitreyee Ghosh

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

On 30/04/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,72,728/-

Maitreyee Ghosh

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0504-2015, Page from 2101 to 2159
being No 050402259 for the year 2015.



Digitally signed by MAITREYEE GHOSH
Date: 2015.05.25 17:21:18 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 5/25/2015 5:21:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
West Bengal.

(This document is digitally signed.)