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I-4389/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL W&JF Case no 573fa 2017 Y 695055

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

Additional Dist. Sub-Registrar
Garia, South 24 Parganas

DEVELOPMENT AGREEMENT

16 NOV 2017

A-0-1499897/17
15/11/17, 6.00

THIS DEVELOPMENT AGREEMENT made this 15th day of November Two Thousand Seventeen **BETWEEN** (1) **LINGRAJ PROPERTIES PVT LTD**(PAN –AABCL3209N) a company incorporated under the Companies Act 1956 having its registered office at 1002 E.M. By Pass, Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (2) **KYAL ENCLAVE PVT LTD**, (PAN – AACCK7505M) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (3) **ELECT CONSTRUCTION PVT LTD**, (PAN – AACCE4066F) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (4) **WINSOME PLAZA PVT LTD**, (PAN – AAACW9306Q) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur,

74964

B. C. LAHIRI
Advocate

No. _____
SOLD TO TALIPURAH
OF _____
RS _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
L. NO. 351RS2019

26 AUG 2017

Approval



V.C.T.I. 1440



- LINGRAJ PROPERTIES PVT. LTD., KYAL ENCLAVE PVT. LTD.,
- ELECT CONSTRUCTION PVT. LTD., WINSOME PLAZA PVT. LTD.
- INDRALOK COMPLEX PVT. LTD., WELLBUILT ENCLAVE PVT. LTD.,
- UTILITY COMPLEX PVT. LTD., INTERCITY PROJECTS PVT. LTD.
- ERDANT PROJECTS PVT. LTD., IMPERIAL RESIDENCY PVT. LTD.
- EVERGROW DEVELOPERS PVT. LTD., WELCOME TOWER PVT. LTD.
- WELCOME COMPLEX PVT. LTD., EXCELLENT CONCLAVE PVT. LTD.
- IMPERIAL PLAZA PVT. LTD., WOODLAND FROCON PVT. LTD.
- WELSONE CONCLAVE PVT. LTD., WAKEFUL CONSTRUCTION PVT. LTD.
- INTENT BUILDERS PVT. LTD., ISOLATE REALESTATE PVT. LTD.
- ELITE DEVCON PVT. LTD., WEIGNTY DEVELOPERS PVT. LTD.
- ELECT REAL ESTATE PVT. LTD., INDIX DEVELOPERS PVT. LTD.
- IDEAL CONCLAVE PVT. LTD., ELIGBLE FROCON PVT. LTD.
- PS SRINJAN HEIGHT DEVELOPERS, WINSOME TOWER PVT. LTD.
- WINSOME PROJECT PVT. LTD., WINSOME ENCLAVE PVT. LTD.
- J-LRAY CONCLAVE PVT. LTD., AARAV DEVELOPERS PVT. LTD.
- WALL STREET PLAZA PVT. LTD., WALL STREET HOUSING PVT. LTD.
- INDX HOUSING PVT. LTD., INDRALOK CONSTRUCTION PVT. LTD.
- ELASTIC BUILDERS PVT. LTD., EFFORT DEVELOPERS PVT. LTD.
- ENCLOSURE REAL ESTATE PVT. LTD., ENABLE ESTATE PVT. LTD.
- MARU REAL ESTATE PVT. LTD., WELCOME INFRAPROJECTS PVT. LTD.
- EMPIRE HIRSE PVT. LTD., WONDERFUL BUILDCON PVT. LTD.
- WONDERFUL COMPLEX PVT. LTD., INTENT CONCLAVE PVT. LTD.
- INTUTION DEVELOPERS PVT. LTD., INDIST CONSTRUCTION PVT. LTD.
- INSTILL DEVELOPERS PVT. LTD., INCREDIBLE BUILDERS PVT. LTD.
- GUVRONI STOCKIST PVT. LTD., NANYA AGENCIES PVT. LTD.
- RISHI ENCLAVE PVT. LTD., RISHI COMPLEX PVT. LTD.

Additional Dist. Sub-Registrar
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15 NOV 2017

Approval
Authorized Signatory

Kolkata-700020, (5) **INDRALOK COMPLEX PVT LTD (PAN -- AACCI2194N)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (6) **WELLBUILD ENCLAVE PVT LTD (PAN - AACW9457E)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (7) **UTILITY COMPLEX PVT LTD (PAN - AABCU1589N)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (8) **INTERCITY PROJECTS PVT LTD (PAN - AACCI2660K)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (9) **EKDANT PROJECTS PVT LTD (PAN - AACCE3509K)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (10) **IMPERIAL RESIDENCY PVT LTD (PAN - AACCI2192L)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (11) **EVERGROW DEVELOPERS PVT LTD (PAN - AACCE3101H)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (12) **WELCOME TOWERS PVT LTD (PAN AAACV0274H)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (13) **WELCOME COMPLEX PVT LTD (PAN - AACW9304N)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (14) **EXCELLENT CONCLAVE PVT. LTD. (PAN No- AACCE3099E)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (15) **IMPERIAL PLAZA PVT. LTD. (PAN No- AACCI2193M)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (16) **WOODLAND PROCON PVT. LTD. (PAN No- AACW9718L)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-



V.C.T.I. 1440

S.A. Suresh

CONSTITUTED ATTORNEY
OF
ANITA AGARNAL
KIRAN AGARNAL
NANISHA AGARNAL
RANI KUNAR AGARNAL
NADHU DUGAR
PRATITI CHOPRA



V.C.T.I. 1441

PS SRIJAN HEIGHT DEVELOPERS

Ram Narain Agarwal
Authorised Signatory

[Signature]
National Urban Sanitation Board
Bangalore, South & P. Region

15 NOV 2017

Identified by
Sawath Chaudhri
Advocate
S/o Lalendra Nath Chaudhri
36/1A, B'gim Road,
Kolkata - 700020.

700020, (17) **WELSONE CONCLAVE PVT LTD.** (PAN No- **AAACW9717F**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (18) **WAKEFUL CONSTRUCTION PVT. LTD.** (PAN No- **AAACW9845J**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (19) **INTENT BUILDERS PVT. LTD.** (PAN No- **AACCI3336A**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (20) **ISOLATE REALESTATE PVT. LTD.** (PAN No- **AACCI3577R**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (21) **ELITE DEVCON PVT. LTD.** (PAN No- **AACCE4464F**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (22) **WEIGHTY DEVELOPERS PVT. LTD.** (PAN No- **AABCW0196P**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020 (23) **ELECT REALESTATE PVT. LTD** (PAN No- **AACCE4465E**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (24) **INDEX DEVELOPERS PVT. LTD.** (PAN No- **AACCI3578A**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (25) **IDEAL CONCLAVE PVT. LTD.** (PAN No- **AACCI4798N**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (26) **ELIGIBLE PROCON PVT LTD.** (PAN No- **AACCE5652P**) a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (27) **PS SRIJAN HEIGHT DEVELOPERS**(PAN No- **AAJFP5356R**) a partnership firm carrying on business at 36/1A Elgin Road, P.O- Lala Lajpat Rai Sarani P.S. Bhawanipur Kolkata 700020 (28) **Smt.ANITA AGARWAL** (PAN No- **ADCPA9209L**), wife of Sri.Vinod Agarwal, (29) **Smt.KIRAN AGARWAL**, (PAN No- **ADAPA1222B**), Wife of Sri.Shyam Sundar Agarwal (30) **Smt.MANISHA AGARWAL** (PAN No-



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Additional Dist. Sub-Registrar
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15 NOV 2017

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ACSPA5053F) wife of Sri.Pawan Agarwal, all three residing at 135G S.P. Mukherjee Road, P.O & P.S, Tollygunj, Kolkata 700026 **(31) WINSOME TOWERS PVT. LTD. (PAN No- AAACW9275G)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E. M. By Pass, Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(32) WINSOME PROJECT PVT. LTD. (PAN No- AAACW9273A)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E. M. By Pass, Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(33) WINSOME ENCLAVE PVT. LTD. (PAN No- AAACW9307R)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(34) AARAV CONCLAVE PVT. LTD. (PAN No- AAICA1364N)** a company incorporated under the Companies Act 1956 having its registered office at 12 G Chakraberia Road (North), P.O- Gokhale Road & P.S. Ballygunge. Kolkata-700020 **(35) AARAV DEVELOPERS PVT. LTD. (PAN No- AAICA1366Q)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046. **(36) WALLSTREET PLAZA PVT. LTD. (PAN No- AAACW9276F)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(37) WALLSTREET HOUSING PVT. LTD. (PAN No- AAACW9282D)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(38) INOX HOUSING PVT. LTD. (PAN No- AACCI2659C)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(39) INDRALOK CONSTRUCTION PVT. LTD. (PAN No- AACCI2654R)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(40) ELASTIC BUILDERS PVT. LTD (PAN No- AACCE4062B)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, **(41) EFFORT DEVELOPERS PVT. LTD. (PAN No- AACCE4111B)** a company incorporated under the Companies Act 1956 having its registered office 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046 **(42) ENDORSE REALESTATE PVT. LTD(PAN No- AACCE4063A)** a company



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (43) **ENABLE ESTATE PVT. LTD. (PAN No- AACCE4065G)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (44) **WARP REALESTATE PVT. LTD. (PAN No- AAACW9716E)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (45) **WELCOME INFRAPROJECTS PVT. LTD. (PAN No- AAACW9715H)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (46) **EMPIRE HIRISE PVT. LTD. (PAN No- AACCE3109P)** a company incorporated under the Companies Act 1956 having its registered office at 12 C Chakraberia Road (North), P.O- Gokhale Road & P.S. Ballygunge, Kolkata-700020 (47) **WONDERFUL BUILDCON PVT. LTD (PAN No- AAACW9272B)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (48) **WONDERFUL COMPLEX PVT. LTD. (PAN No- AAACW9305P)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (49) **INTENT CONCLAVE PVT. LTD. (PAN No- AACCI3337B)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (50) **INTUTION DEVELOPERS PVT. LTD. (PAN No- AACCI3338Q)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (51) **INSIST CONSTRUCTION PVT. LTD. (PAN No- AACCI3339R)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (52) **INSTIL DEVELOPERS PVT. LTD. (PAN No- AACCI3335D)** a company incorporated under the Companies Act 1956 having its registered office at 1002 E M By Pass Front Block, P.O-Dhapa, P.S- Pragati Maidan, Kolkata 700046, (53) **INCREDIBLE BUILDERS PVT. LTD. (PAN No- AACCI4801J)** a company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, P.O-Lala Lajpat Rai Sarani, P.S. Bhawanipur, Kolkata-700020, (54) **Sri.RAVI KUMAR DUGAR. (PAN No- AEXPD1472L)** Son of



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

Sri.Santosh Kumar Dugar, (55) **Smt.MADHU DUGAR**, (PAN No- **ADPPD5508G**) Wife of Sri. Surendra Kumar Dugar, (56) **Smt. PRATITI CHOPRA**, (PAN No- **ACDPC0290P**) wife of Sri. Pradip Chopra all three above named individuals are residing at 52/4/1 Ballygunge Circular Road, P.O & P.S- Ballygunge, Kolkata - 700 019 (57) **SUVRIDHI STOCKIST PVT. LTD**, (PAN No- **AARCS2784F**) a company incorporated under the Companies Act 1956 having its registered office at 85, Prince Anwar Shah Road, City High Tower-3, Flat-14J, P.O- Charu Market & P.S. Jadavpur, Kolkata-700033, (58) **MANYA AGENCIES PVT. LTD.**, (PAN No- **AAHCM4515A**) a company incorporated under the Companies Act 1956 having its registered office at 85, Prince Anwar Shah Road, Flat No 14 J, Tower-3, P.O- Charu Market & P.S. Jadavpur, Kolkata- 700033, (59) **RISHI ENCLAVE PVT.LTD.**, (PAN No- **AADCR2221C**) a company incorporated under the Companies Act 1956 having its registered office at 12 C Chakraberia Road (North), P.O- Gokhale Road & P.S. Ballygunge, Kolkata-700020 and (60) **RISHI COMPLEX PVT. LTD.**, (PAN No- **AADCR2222B**) a company incorporated under the Companies Act 1956 having its registered office at 12 C, Chakraberia Road (North), P.O- Gokhale Road & P.S. Ballygunge, Kolkata-700020, all the companies are represented by their authorized signatory and all individuals are represented by their constituted attorney **MR.SUNIL KUMAR AGARWAL**, Son of Late Mahabir Prasad Agarwal (PAN ADAPA9172G) working for gain at 36/1A, Elgin Road, P.S Bhowanipore P.O Lala Lajpat Rai Sarani, Kolkata - 700020 hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, successors-in-interest and assigns) of the **ONE PART**

AND

PS SRIJAN HEIGHT DEVELOPERS, a partnership firm, carrying on business at No. 36/1A, Elgin Road, Kolkata-700020 represented by its authorized representative Sri. Ram Naresh Agarwal,(PAN No- **ACYPA1903G**) Son of Late Nand Kishore Agarwal, residing at 135G S.P. Mukherjee Road, P.O & P.S. Tollygunj, Kolkata 700026 Kolkata- 700026, hereinafter referred to as the **DEVELOPER**" (which expression shall



Additional Dist. Sub-Registrar
Garza, South 24 Parganas.

15 NOV 2017

unless excluded by or repugnant to the subject or context) be deemed to mean and include the present partners and such other person or persons who may be admitted as partner or partners of the said partnership and so far as the individuals are concerned their respective heirs, executors, administrators, legal representatives and assigns and so far as the Companies are concerned their respective successor or successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS :

A) The Owners herein above are seized and possessed of and/or sufficiently entitled to ALL THAT the 543.10 decimal of land in L.R. Dag Nos, 475, 481, 487, 488, 490 493 to 511, 514, 664, 688, 689, 690, 691, 693, 694, 695, 701 to 704, 716 to 719, 723 to 732, 735, 742, 741/2465 & 743 in Mouza, Kumrakhall J.L No 48, under P.S Sonarpur in the District of South 24 Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature more fully and particularly described in the **FIRST SCHEDULE** hereunder written and herein after referred to as the **SAID LAND**.

B) The Owners are desirous of developing the Said Land by constructing thereupon a residential Housing Complex and for that purpose were looking for a Developer.

C). The Owners of the Said Land alongwith some additional land had entered into a Development Agreement dated 28th October 2011 whereby and whereunder the Owners therein had appointed the Developer to undertake the development of a residential project on land measuring an area of 560.20 decimal more or less. Subsequently the parties had entered into a Supplementary Agreement dated 9th January 2015 in order to revise certain terms of the Development Agreement.

D) Pursuant to the Said Development Agreement the Owners and the Developer had decided to undertake phase-wise development whereby the Developer had commenced development of the Phase-1 Land.

E) While the development of the Phase-1 land was continuing, some litigations resulted whereby some parts of the Phase-2 land inter-alia



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas,

15 NOV 2017

became a subject of three title suits being Title Suit No. 118 of 2011, Title Suit No. 127 of 2011 and Title Suit No. 139 of 2011 in the Court of the Learned Civil Judge (Senior Division) at Baruipur, South 24-Parganas which were filed by one Parimal Dey, the Plaintiff against some of the Owners herein.

F) The litigations in respect of the said disputes ultimately reached the Hon'ble Supreme Court of India, whereby the said Plaintiff Parimal Dey filed three special leave petitions being SLP (C) No. 28178 of 2015 (Parimal Dey -Vs- Winsome Plaza Pvt. Ltd. &Ors.), SLP (C) No. 28207 of 2015 (Parimal Dey -Vs- Anita Agarwal&Ors.) and SLP (C) No. 28209 of 2015 (Parimal Dey -Vs- Anita Agarwal&Ors). One Ramesh Das and some more concerned parties also became Added Respondents in the said SLPs

G) Disputes and differences by and between the parties were then mutually settled and were recorded in a Terms of Settlement dated 2nd November, 2016 which was signed by all the parties therein.

H) By an order dated 30th January, 2017 passed by the Hon'ble Supreme Court of India in all the said three special leave petitions, the same were disposed of and, a decree was passed confirming the title of the Owners herein.

I) Pursuant to the Said Decree dated 30th January 2017, a portion out of the Entire Land forming subject matter of the earlier Agreement dated 28th October 2011 were conveyed to the Plaintiff. On the other hand the Owners herein also purchased some further land resulting in a change in the Land Schedule as well as in the Schedule of Owners culminating in the necessity of entering into a fresh Development Agreement.

J) Thus, the present Owners herein and the Developer herein now have agreed to enter into a fresh development agreement for development of the said Entire Land consisting of three phases namely:

(i) Phase - 1 on Land measuring 253.70 decimal more fully described in Part -II of the FIRST SCHEDULE and shown in the map or plan annexed hereto internally bordered in color 'RED'.



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas.

15 NOV 2017

- (ii) Phase –II on Land measuring 196.95 decimal more fully described in Part –III of the FIRST SCHEDULE and shown in the map or plan annexed hereto internally bordered in color 'YELLOW' - and;
- (iii) Phase –III on Land measuring 92.45 decimal more fully described in Part –IV of the FIRST SCHEDULE and shown in the map or plan annexed hereto internally bordered in color 'BLUE' ;

The Phase – II and Phase-III Land are collectively referred to as the **SAID PROJECT LAND** and collectively described in **Part – V of the FIRST SCHEDULE**

K) With regard to the above scheme of development of the Said Land, the development of the Phase – I is already complete and the Phase-II and Phase – III are going to be developed (referred to as the **SAID PROJECT LAND**) more fully described in Part –V of First Schedule and based on the assurances and representations of the Developer regarding its expertise and competence to undertake the development and Completion of the Project and based on the representations of the Owners regarding title, the Owners have agreed to grant Development Rights (*as defined hereinafter*) to the Developer, by and under this Agreement and the Developer has consented to the same, and the Parties are entering into this Agreement to record their understanding with respect to the terms and conditions for such development of the Land and the Project by the Developer.

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

ARTICLE : 1 - DEFINITIONS

In these presents unless there is something repugnant to or inconsistent with the following words shall have the following meaning -

1. **ADVOCATES** : shall mean Victor Moses & Co, 6 Old Post Office Street, Kolkata – 700001

2. **ARCHITECT**: shall mean such person or persons who may be appointed by the Developer as Architect of the project.



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

3. **ASSOCIATION** shall mean any Company incorporated under the Companies Act, 1956 or any Association or any Syndicate Committee or Registered Society that may be formed of and by the Co-owners for the common Purposes having such rules, regulations and restrictions as be deemed proper and necessary by the Co-owners but not inconsistent with the provisions and covenants herein contained.
4. **BLOCK** : shall mean each block of building out of the new buildings in the complex.
5. **BUILDING PLAN** would mean such plan to be prepared by the Architect for the construction of the building or buildings and to be sanctioned by the Rajpur Sonarpur Municipality and/or any other competent authorities as the case may be.
6. **CAR PARKING SPACES** shall mean spaces in or portion of the ground floor of the new buildings and also the spaces in the open compound at the ground level of the said complex expressed or intended or reserved for parking of motor cars.
7. **COMMON EXPENSES** shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those mentioned in the **SECOND SCHEDULE** hereunder written to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance In-Charge.
8. **COMMON AREAS FACILITIES AND AMENITIES** : shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, overhead water tank, water pump and motor, drive-ways, common lavatories, Generator, transformer, Effluent Treatment Plant, Fire Fighting systems, rain water harvesting areas and other facilities in the Complex, which may be decided by the Developer in its absolute discretion and provided by the Developer, and required for establishment,




Additional Dist. Sub-Registrar
Gaña, South 24 Parganas

15 NOV 2017

location, enjoyment, provisions, maintenance and/or management of the Complex as are included in the **THIRD SCHEDULE** hereunder written.

9. **COMMON PURPOSES** shall mean and include the purposes of managing, maintaining and up keeping the complex (and in particular the Common Areas and Installations), rendition of common services in common to the Co-owners, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common Areas and Installation in common.

10. **COMPLEX/PROJECT** – shall mean collectively the building or buildings with open areas to be constructed, erected and completed by the Developer in accordance with the Building Plan.

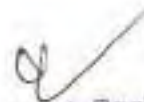
11. **CO-OWNERS** : according to the context shall mean all the prospective or actual buyers who for the time being have agreed to purchase any Unit in the said complex and for all unsold Unit and/or Units the Owners or the Developer as the case may be.

12. **DATE OF COMMENCEMENT OF LIABILITY** – shall mean the date on which Owners/transferees of the units take actual physical possession of their allocation after fulfilling all their liabilities and obligations in terms hereof or the date next after expiry of the period contained in the Completion Notice for taking over possession irrespective of whether Owners/transferees of the units take actual physical possession or not, whichever is earlier

13. **DEPOSITS/EXTRA CHARGES/TAXES** – shall mean the amounts specified in the **FOURTH SCHEDULE** hereunder to be deposited/paid by Owners/transferees of the units or their respective transferees as the case may be to the Developer.

14. **DEVELOPER'S ALLOCATION** : shall mean **60% (Sixty percent)** of the total realization from sale of the built-up areas in the Building/s **TOGETHER WITH** the undivided proportionate impartible part or share in the said land attributable thereto **AND TOGETHER WITH** the share in the




Additional Dist. Sub-Registrar
Garia, South 24 Parganas.

15 NOV 2017

same proportion in all Common Areas, Facilities and Amenities and signage spaces.

15. **DEVELOPMENT RIGHTS** shall refer to the right, power, entitlement, authority, sanction and permission to:

- (i) enter upon and take possession of the said Land for the purpose of development and construction of the Complex and to remain in such possession until the completion of the Project;
- (ii) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project;
- (iii) to carry out all the infrastructure and related work/constructions for the Project, (excluding leveling of the Land), water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other common areas and facilities for the total built up area to be constructed on the Land as per the Building Plan;
- (iv) to launch the Project for booking, advances and/or sale of the Unit(s) (together with the undivided interests in the Land) forming part of the Developer's Allocation and to exercise full, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the super built up area on the Land forming the Developer's Allocation by way of sale, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such transferees, and on such marketing, leasing, licensing or sale, to receive proceeds as per the terms herein and give receipts and hand over ownership, possession, use or occupation of such super built up area on the Land;



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

- (v) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, leasing, licensing or sale of the super built up area comprised in the Project and to be constructed on the Land as envisaged herein and appear before the jurisdictional Sub Registrar towards registration of the documents and to admit execution and present such document for registration;
- (vi) manage the Land and the built up areas and facilities/ common areas comprised in the project and constructed upon the Land and/ or to transfer/ assign such right of maintenance to any third party and to retain all benefits, consideration etc. accruing from such maintenance of the Project;
- (vii) apply for and obtain any approvals in its name or in the name of the Owners, including any temporary connections of water, electricity, drainage and sewerage in the name of the Owners for the purpose of development and construction of the Project or for any other exploitation of the Development Rights in the Project; and
- (viii) generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights, as more elaborately stated in this Agreement;

16. **MAINTENANCE-IN-CHARGE** – shall mean and include such agency or any outside agency to be appointed by the Developer under this Agreement for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

17. **NEW BUILDINGS** : shall mean new buildings each constituting of ground floor and upper floors thereof containing independent and self contained flats and the ground floor containing utilities and car parking spaces for parking of motor cars and amenities/areas for common use and/or show rooms and office space).



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

18. **OWNERS' ALLOCATION**: shall mean 40% (Forty percent) of the total realization from sale of the built-up areas in the **Building/s TOGETHER WITH** the undivided proportionate impartible part or share in the said land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities. The Owners shall decide amongst themselves their respective share in the aggregate revenue in the Owner's allocation.

19. **PROPORTIONATE OR PROPORTIONATELY** according to the context shall mean the proportion in which the built up area of the said Unit may bear to the built-up area of all the Units in the new buildings **PROVIDED THAT** where it refers to the share of the Purchaser or any Co-owner in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

20. **SAID LAND**: shall mean the land more fully and particularly described in Part-I of the First Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in externally bordered in colour **Green** thereon.

21. **SAID PROJECT LAND** shall mean All That the piece and parcel of land measuring 196.95 decimal equivalent of 119.16 Cottah in Phase-II more fully described in Part - III of the First Schedule and shown in the map or plan annexed hereto and internally bordered in Color '**Yellow**' and 92.45 decimal equivalent of 55.93 Cottah but on physical measurement 98.01 decimal equivalent 58.3 Cottah in Phase -III more fully described in Part-IV of the First Schedule and shown in the map or plan annexed hereto and internally bordered in Color '**Blue**' at Mouja Kumrakhali (J.L No. 48), Police Station Sonarpur in the District of 24 Parganas (South) aggregating in all to 289.4 Decimal equivalent of 175.08 Cottah.

21. **SALEABLE SPACE**: shall mean the aggregate of Super Built Up Area of all the Units in the new building/s or the complex to be constructed and the covered or open car parking spaces and all other



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Additional Dist. Sub-Registrar
Kara, South 24 Parganas.

15 NOV 2017

open or covered space/s intended or capable of being sold or commercially exploited and shall also include any additional area constructed over and above the sanctioned area as per building plans.

22. **SPECIFICATION** shall mean the specification as mentioned in the **FIFTH SCHEDULE** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

23. **SUPER BUILT-UP AREA** according to the context shall mean and include the plinth area of all the constructed space in the said new buildings (including the thickness of the external and internal walls thereof and columns therein and for each unit: the plinth area of the said unit and all other units in the new buildings (including the thickness of all the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two Units, then one half of the area under such wall or column shall be included in the area of each such Unit) plus proportionate share of common service areas as shall be determined by the Developer.

24. **TRANSFER** with its grammatical variations shall include transfer by possession and by way other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchasers thereof as per law.

25. **TRANSFeree** shall mean a person, firm, limited company, and association of persons to whom any saleable space in the building or buildings would be transferred.

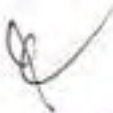
26. **UNIT OR SPACE** shall mean all the commercial spaces or units for showroom or office to be built and constructed by the Developer in the said project.

ARTICLE II – INTERPRETATION

In this agreement save and except as otherwise expressly provided –

- i) all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties



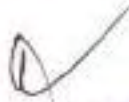

Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

require and the verb shall be read and construed as agreeing with the required word and pronoun.

- ii) the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference in any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.




Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

**ARTICLE : III – TITLE INDEMNITIES AND OWNERS
REPRESENTATIONS**

1. That the Owners as the absolute owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said Land.
2. That the said Land is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of any nature whatsoever or howsoever nature.
3. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said Land or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings have been received or served on the Owners to the knowledge of the Owners and further the said Land is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners
4. The Owners have the absolute right and authority to enter into this Agreement with the Developer in respect of their respective shares in the said Land agreed to be developed and none of them are suffering from any legal incapacity and is not subject to any insolvency proceedings.
5. No part and portion of the Land is affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and none of the Owners hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

ARTICLE : IV - COMMENCEMENT

This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement .



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

ARTICLE V : DEVELOPMENT RIGHTS

1. The Owners hereby grant subject to what has been herein provided exclusive right to the Developer to build upon and to exploit commercially the said land and to construct new buildings thereon in accordance with the plan or plans to be sanctioned by the Rajpur Sonarpur Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's costs and expenses and the Developer shall pay and bear all fees including architect's fees charges and expenses required to be paid or deposited for exploitation of the said land.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said land or any part thereof to the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive license to the Developer for the purpose of development of the said land in terms hereof and other than to deal with Developer's Allocation after providing the Owners the Owners' Allocation as per the terms of these presents.

ARTICLE : VI - POSSESSION & CONSTRUCTION

1. The Developer shall at its own costs and expenses prepare a plan for being sanctioned by the Rajpur Sonarpur Municipality.

2. The Developer shall submit the plan to Rajpur Sonarpur Municipality for sanction thereof and shall, at its own costs and expenses, obtain such other sanction, permission, approval, consent and/or no objection from such authority or authorities as may be necessary or required from time to time. All costs, charges and expenses for obtaining sanction of the said plan and permission, approval, consent and/or no objection would be borne, paid and discharged by the Developer and the Owners shall not be liable to pay the same in any manner whatsoever.

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Additional Dist. Sub Registrar
Garia, South 24 Parganas

15 NOV 2017

3. The Developer shall make its best endeavour to have the said plan sanctioned by Rajpur Sonarpur Municipality within six months from the date of submission thereof and for the said purpose, act do and perform all acts deeds and things as may be necessary or expedient.
4. Simultaneously with the execution of this agreement the Owners shall hand over vacant possession of the said land to the Developer.
5. It is agreed that both the Owners and the Developer have agreed to sell and transfer the constructed spaces in the housing complex to be constructed on the said land to the Intending purchasers jointly and shall also be entitled to take advances against the same provided, however entire sale proceeds and / or advance so received shall be apportioned in proportion of their respective allocation i.e. 40 % of the sale proceeds shall be on account of the owners and the owner shall also provide a power of attorney to the Developer or their representative to execute all such agreements for joint sale with the prospective buyers on behalf of the owner. The Developer shall however, be responsible and liable for collection of the money from the prospective buyers.
6. For the purpose of convenience and for the purpose of effective implementation of this agreement, the parties have mutually decided that the Developer shall sell and transfer the apartments in the said complex at such consideration and on such terms and conditions as the Developer may deem fit and proper.
7. Time shall be the essence of the contract in this regard provided that if the delay is caused due to force majeure, the time during which the Developer was prevented from carrying out its obligations shall be added to the respective schedules.
8. The Developer will be entitled to develop the said land by constructing building/s thereon consisting of Units and car parking spaces and other tenements in accordance with the building plans and to sell and/or transfer by any other means to any person, co-operative society, corporate body, firm or any association on such terms and conditions, or for such consideration as the Developer shall think fit and proper without any



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Additional Dist. Sub-Registrar
Garla, South 24 Parganas

15 NOV 2017

interference by the Owners. All the consideration money shall be realised and appropriated by the Developer in the manner provided herein.

ARTICLE : VII - PROCEDURE

1. The Owners shall grant to the Developer and/or its nominee or nominees a registered General Power of Attorney as may be required for the purpose of obtaining sanction plan and all necessary permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up matter with Rajpur Sonarpur Municipality and other authorities.

2. Apart from the execution of the General Power of Attorney, the Owners do and each of them doth hereby undertake that they shall execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the said land.

ARTICLE : VIII - DEALINGS OF SPACES IN THE COMPLEX

1. The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners.

2. No formal Deed of Transfer in respect of the Owners' allocation shall be required or needed inasmuch as the Owners' allocation shall be deemed to have been built and/or executed at their own account except that the Owners shall transfer or convey the proportionate undivided share in the land comprised in the said land in favour of the Developer or its nominee or nominees in such part or parts as shall be desired by the Developer.

3. In so far as required, all necessary dealings by the Developer in respect of the new buildings shall be in the names of the Owners for which purpose the Owners undertake to give the Developer and his nominee or nominees power or powers of attorney in a form and manner reasonably required by the Developer. It is however understood that such



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

dealings shall not in any manner fasten or create any financial liability upon the Owners.

4. The Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer **PROVIDED HOWEVER** the costs of such conveyance or conveyances including stamps and registration expenses and all other legal expenses shall be borne and paid by the Developer or its nominees.

ARTICLE : IX - DEALINGS OF SPACES IN THE COMPLEX

1. All the spaces in the new buildings will be marketed by the Developer either by sale or rental or on leasehold ownership basis or on leasehold ownership-subject-to-rental or on leave and license basis whatsoever as the Developer may at its absolute discretion may from time to time decide (collectively Marketing Format).

2. The Developer shall solely determine the first basic price for sale or disposal of the spaces in the new building/s to be constructed by the Developer on the said land keeping in view the economics and market response of the project.

3. The entire sale proceeds shall be realized by the Developer from the Transferees and shall be entitled to give valid discharge for the same.

4. Out of the sale proceeds as aforesaid the Developer shall pay to the owners their share of the said sale proceeds which shall be the entitlement of the Owners as its allocation and/or consideration.

ARTICLE : X - BUILDINGS

1. The Developer shall at its own costs construct, erect and complete the new buildings on the said land and the said project or complex in accordance with the sanctioned plan with such materials and with such specifications as are mentioned and detailed in the Second Schedule



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

hereunder written and as may be recommended by the Architect from time to time.

2. The Developer shall install and erect in the new buildings at its own costs pumps, water storage-tanks, overhead reservoirs, electrification, temporary electric connections from the Authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building complex having self-contained apartments and constructed for sale of flats therein on "Ownership basis" and as mutually agreed. The charges for WBSEDCL cable charges and meter Security Deposit and other charges will be paid by the respective flat purchaser.

3. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the new buildings and to similarly apply for and obtain temporary connection of water, electricity, power and permanent drainage and sewerage connection to the new buildings and other in parts and facilities required for the construction or enjoyment of the new buildings at the said complex.

4. For the purpose of obtaining electricity connection for construction of building/s at the said premises, the Developer will arrange for the same from WBSEDCL at its costs and expenses. If any consent of the Owners is required, the Owners will give their consent immediately on demand so by the Developer.

5. Further more, after completion or during the construction of proposed building/s at the said premises, the Developer will arrange for Electric Meters for each and every apartment or unit at the cost and expenses including Security Deposits, Transformer Charges, Cable Charges or any other charges charged by WBSEDCL of the respective purchasers.

6. All costs charges and expenses including architect's fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.



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Additional Dist. Sub-Registrar
Comp., South 24 Parganas

15 NOV 2017

d) to obtain completion certificate from Rajpur Sonarpur Municipality in respect of the new buildings, save and except any changes done in the construction work pursuant to any particular requirements of the owners and in such case the owner shall pay the charges and Municipal Fees for any such changes in the construction done by the Developer.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development of the said land.

ARTICLE : XII - COMMON FACILITIES

1. As soon as the new buildings are completed in every respect including water and drainage connection, the Developer shall give a written notice to the Owners informing the Owners about completion accompanying therewith a certificate of the Architect to the effect that the project is completed in accordance with the said plan and thereafter the Owners and the Developer shall be responsible for payment of all Municipal and land taxes rates duties dues and other outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") in their respective proportion .

2. The Owners and the Developer shall punctually and regularly pay for their respective allocations in the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

ARTICLE : XIII - COMMON RESTRICTION

The Owners and the Developers and all subsequent transferees Flat Owners in the buildings shall be subject to the various restrictions and use, as are stated hereunder in the new buildings intended for common benefits of all occupiers of the new buildings which shall include the following :-



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Additional Dist. Sub Registrar
Bangalore South 24 Pongalur

15 NOV 2017

1. Neither party shall use nor permit to be used the respective allocation in the new buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the complex.
2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration either major or minor herein without the written consent of the other in this behalf.
3. Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless -
 - a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed
 - b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/its possession
4. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations
5. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the complex in good working condition and repair and in particular so as not to cause any damage to the complex or any other space or accommodation therein and shall keep the other of the and/or the occupiers of the complex indemnified from and against the consequences of any breach
6. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the complex or



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

any part thereof and shall keep the other occupiers of the said complex harmless and indemnified from and against the consequences of any breach.

7. No goods or other items shall be left or kept by either party for display or otherwise in the corridors or at other places of common use and enjoyment in the complex and no hindrance shall be caused in any manner in the from covenant of users in the corridors, passageways, parking spaces and other places of common use and enjoyment in the complex.

8. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new buildings or in the compounds, corridors or any other portion or portions of the complex thus observing "Cleanliness and good health go side by side".

ARTICLE XIV- OWNERS' OBLIGATION

1. The Owners do and each of them doth hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the portion in the complex.

2. The Owners do and each of them doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said complex at the said premises to be constructed by the Developer.

3. The Owners do hereby agree to defend all actions, suits, proceedings and/or to make remedy of any defect in title of the said land at its cost and to keep the Developer and/or its successor and/or its successors in office saved harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings.

5. The Owners shall be responsible to hand over peaceful possession of the vacant land to the Developer.



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Additional Dist. Sub-Registrar
Goa, South 24 Parganas

15 NOV 2017

ARTICLE : XV - DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the complex within 60 (sixty) months from the date of sanctioning of the plan by Rajpur Sonarpur Municipality and making over possession of the said premises to the Developer whichever happens later subject to force majeure.
2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said complex.
3. The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing of any portion in the complex at the said premises.

ARTICLE : XVI - DEVELOPER'S INDEMNITY

1. The Developer will act as independent Developer in constructing the building/s on the said land and will keep the Owners indemnified from and against all third party claims, arising out of any act of omission against the Development in or relating to the construction of the said building/s and will keep harmless the Owners against all claims, demands and damages of whatsoever nature and from all proceedings in court and before other authorities relating to the construction of the aforesaid proposed building/s in terms hereof so long the owners fulfill and perform their respective obligations herein contained.
2. The Developer hereby undertakes to keep the Owners indemnified against all actions suits costs proceedings and claims that may arise out of Developer's actions with regard to the development of the said land and/or in the matter of construction of the said complex and/or for any defect therein.



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

ARTICLE : XVII - MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.
2. Neither the Owners nor the Developer shall be liable for any Income Tax, Wealth tax or any other taxes in respect of each other's allocation and the Owners and Developer shall be liable to make payment of the same and keep each other indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
3. If any new levy is imposed by Rajpur Sonarpur Municipality or K.M.D.A. or other Public Body/ies or the Government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land or the Building/s therein, then the same shall be borne and paid by both the Owners and the Developer jointly in the same ratio of their respective allocations.
4. The Developer, at the time of development, shall be entitled to construct godown and put up sign boards and hoarding on the said land and shall also be entitled to advertise in the daily newspapers for sale of Developer's Allocation after execution of these present for the purpose of this Agreement.
5. If for the Owners' allocation any GST is required to be paid the same would be paid by the Owners and the Owners shall keep the Developer safe harmless and indemnified against the same.
6. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgment due and shall likewise be deemed to have been



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Additional Dist. Sub-Registrar
Garia, Station 24 Parganas

15 NOV 2017

- served on the Developer if delivered by hand or sent by prepaid registered post to the last known address of the Developer.
7. The Developer and the Owners shall mutually frame scheme for the management and administration of the new buildings and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations to be framed by any society/association holding association and/or any other organisation who will be in charge of such management of the affairs of the new buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.
 8. To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage. Further the Developer shall create charge in respect of its share of revenue or allocation in the project without creating any charge / liability in respect of Owner's share of revenue or owner's allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc.
 9. If this agreement is required to be registered the stamp duty and registration charges therefor shall be paid and borne by the Developer.
 10. In the event the Developer fails and/or neglects to start construction of the proposed complex within a period of **six** months from the date of obtaining sanction and possession of the said land whichever is later it shall be lawful on the part of the Owners to cancel this agreement and on such cancellation all expenses made by the Developer on behalf of the Owners shall stand forfeited as and by way of liquidated damages.



Additional Dist. Sub-Registrar
Garia, South 24 Parganas .

15 NOV 2017

11. In the event the Developer after start of construction work and on making some progress of such construction, fails and/or neglects to make further progress of such construction for a period of six months or more, it shall be lawful for the Owners to serve a notice upon the Developer asking the Developer to start and/or resume the construction work forthwith and in spite of such a notice, if the Developer fails and/or neglects to start and/or resume the construction work within a period of further one month from the date of such notice it shall be lawful for the Owners to cancel this Agreement and on such cancellation the Owners shall be entitled to appoint any other Developer or Developers in place and stead of the present Developer **PROVIDED HOWEVER** that on such cancellation the Owners shall remain liable to compensate the Developer towards the construction costs and other expenses incurred by the Developer for the construction completed upto that point of time. The cost of construction upto the point will be settled by another architect from Owners' side whereas all the payments made by the Developer to or on behalf of the Owners in the meantime shall stand forfeited as and by way of liquidated damages, However if the developer avails of any Project Finance, the owner undertake that they shall not terminate this agreement till such time the loan is repaid.
12. If at any time in future, additional built-up area is permitted or sanctioned or constructed by the Developer, the same will be shared mutually with the same ratio, terms and conditions of this Agreement.
13. In case any fees or penalties are payable for any extra built-up area constructed in excess of the sanctioned area, the same will be borne and paid by both the Owners and the Developer in the same ratio of their respective Allocations.
14. The Owners will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said Premises including ground rent, land taxes, water and electricity charges, Municipal dues/taxes and other outgoing upto the date of signing of this Agreement. Thereafter, all rates, taxes etc. will be



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

7. As from the date of making over possession any liability becoming due on account of the Municipal Rates and Taxes as also other outgoing in respect of the said premises and till such time as the possession of the said Owners' allocation is made, shall be borne and paid by the Developer and the Owners in ratio to their respective shares in the proposed complex. It is made specifically clear that all outstanding dues on account of municipal rates and taxes as also other outgoing upto the date of delivery of possession shall remain the liability of the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer without raising any objection thereto.

8. The name of the Housing Complex shall be decided by the Developer and it is agreed that none except the Developer shall have the right to change the name.

ARTICLE : XI - CONSIDERATION

1. In consideration of the Owners having agreed to permit the Developer to construct, erect and complete the project on the said land, the Developer agrees to make over to the Owners as detailed earlier the Owners' allocation after construction of the new buildings interest in which would remain solely and absolutely of the Owners subject however to the Owners complying with the terms and conditions herein contained.

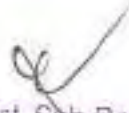
2. In addition to the consideration herein agreed, the Developer agrees:-

a) To obtain at its own costs and expenses all necessary permission and/or approvals and/or consents from all statutory and other authorities

b) To pay the cost of supervision of the development and construction of the new buildings on the said land.

c) to bear all costs, charges and expenses for construction of the new buildings or the project or complex on the said land in pursuance of the specification mentioned in the Second Schedule hereunder written.




Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

borne and paid by the Developer and the Owners in proportion to their respective shares.

ARTICLE : XVIII- FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

2. "Force Majeure" shall mean acts of god, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order of injunction, and/or any other act or commission beyond the control of the parties hereto.

3. In the event of the Owners committing breach of any of the terms and conditions herein contained or delaying in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be determined by the Arbitral Tribunal, **PROVIDED HOWEVER** if such delay shall continue for a period of 6 (Six) months then and in that event further 3 months extension, in addition to any other right which the Developer may have against the Owners, the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and/or incurred by the Developer and such losses or damages which the Developer may suffer.

ARTICLE : XIX - ARBITRATION

All disputes and differences between the parties hereto regarding any construction or interpretation of any of the terms and conditions herein contained or determination of any liability or touching these presents the same shall be referred to arbitration under the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder.



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

THE FIRST SCHEDULE ABOVE REFERRED TO:**PART - I**
(Said Land)

ALL THAT the piece and parcel of land containing an area of 543.1 decimal but on actual physical measurement 528.02 decimal equivalent of 319.45 Cottahs (more or less) or 21368.22 sq.mtr situate lying at Mouzas Kumrakhali, JL No.48 having Premises No. 2060, Dakhin Kumrakhali, under P.S:Sonarpur, Rajpur Sonarpur Municipality, Ward No.27, Kolkata – 700103, District 24 Parganas (South) in the following Dag Nos. as per Plan annexed hereto and externally bordered in GREEN.

SI No	R.S.Dag No	L.R.Dag No	Total Area in Dag in Decimal	AREA IN ENTIRE HOUSING COMPLEX IN DECIMAL
1	453	475	9	9
2	457	481	14	14
3	463	487	31	31
4	464	488	11	11
5	466	490	4	4
6	469	493	14	14
7	470	494	10	10
8	471	495	8	8
9	472	496	3	3
10	473	497	14	14
11	474	498	2	2
12	475	499	6	6
13	476	500	8	8
14	477	501	4	4
15	478	502	17	17
16	479	503	6	6
17	480	504	5	5
18	481	505	13	13
19	481/2187	506	19	9
20	482	507	17	9
21	483	508	5	5




Additional Deputy Sub-Registrar
Garia, South 24 Parganas

5 NOV 2017

22	484	509	9	9
23	485	510	5	5
24	486	511	20	14.4
26	489	514	28	3
28	631	664	25	1
29	655	688	27	3
30	656	689	11	9
31	657	690	6	6
32	658	691	10	10
33	660	693	2	2
34	661	694	1	0.5
35	662	695	1	0.5
36	668	701	9	9
37	669	702	3	3
38	670	703	4	4
39	671	704	8	8
40	683	716	19	19
41	684	717	2	2
42	685	718	14	14
43	686	719	12	12
44	690	723	21	21
45	691	724	21	21
46	691/2258	725	13	13
47	692	726	18	18
48	693	727	25	25
49	693/2255	728	19	19
50	694	729	7	3.2
51	695	730	5	5
52	696	731	6	6
53	697	732	10	10
54	699	735	26	26
55	705/2257	742	9	7
56	705	741/2465	3	3
57	706	743	29	29.5
		Total =	648	543.1



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Additional Dist. Sub-Registrar
Garla, South 24 Parganas

10 5 NOV 2017

PART - II
(PHASE -I LAND)

ALL THAT the pieces and parcel of land containing an area measuring 253.7 decimal equivalent of 153.48 **Cottahs** be the same a little more or less situate lying at various R.S and L.R Dags of Mouza Kumrakhali (J.L.No 48) Touzi No. 412, R.S No.131, A.D.S.R Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below and shown in the map or plan annexed hereto and internally bordered in Color 'RED':

SCHEDULE

SI No	R.S.Dag No	L.R.Dag No	Total Area in Dag in Decimal	AREA IN THIRD PHASE IN DECIMAL
1	683	716	19	19
2	684	717	2	2
3	685	718	14	14
4	686	719	12	12
5	690	723	21	21
6	691	724	21	21
7	691/2258	725	13	13
8	692	726	18	18
9	693	727	25	25
10	693/2255	728	19	19
11	694	729	7	3.2
12	695	730	5	5
13	696	731	6	6
14	697	732	10	10
15	699	735	26	26
16	705/2257	742	9	7
17	705	741/2465	3	3
18	706	743	29	29.5
				253.70



Additional Dist. Civil Registrar
Garia, South 24 Parganas

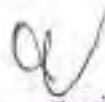
15 NOV 2017

PART - III
(PHASE-II LAND)
SCHEDULE

ALL THAT the piece and parcel of land containing an area of 196.95 Decimal equivalent of 119.16 Cottahs(more or less) or 7970.53 Sq.Mtr. situate lying at various R.S and L.R Dags of Mouza Kumrakhali (J.L.No 48) Touzi No. 412, R.S No.131, A.D.S.R Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below and shown in the map or plan annexed hereto and internally bordered in Color 'YELLOW'.

SI No	R.S.Dag No	L.R.Dag No	Total Area in Dag in Decimal	AREA IN SECOND PHASE IN DECIMAL
1	463	487	31	31
2	464	488	11	11
3	466	490	4	4
4	469	493	14	14
5	470	494	10	10
6	471	495	8	8
7	472	496	3	3
8	473	497	14	14
9	474	498	2	2
10	475	499	6	6
11	476	500	8	8
12	477	501	4	4
13	478	502	17	17
14	479	503	6	6
15	480	504	5	5
16	481(P)	505	13	11.7
17	481/2187 (P)	506	19	2.75
18	482 (P)	507	17	6.75
19	483 (P)	508	5	3
20	484 (P)	509	9	4.5
21	485 (P)	510	5	1.25




Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

22	668	701	9	9
23	669	702	3	3
24	670	703	4	4
25	671	704	8	8
Total			389	196.95

PART - IV
(PHASE-III LAND)
SCHEDULE

ALL THAT the piece and parcel of land containing an area of 92.45 Decimal but on actual measurement working out to 98.01 equivalent of 59.30 Cottahs (more or less) or 3966.43 Sq.Mtr situate lying at various R.S and L.R Dags of Mouza Kumrakhali (J.L.No 48) Touzi No. 412, R.S No.131, A.D.S.R Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below and shown in the map or plan annexed hereto and internally bordered in Color 'BLUE':

SI No	R.S.Dag No	L.R.Dag No	Total Area in Dag in Decimal	AREA IN THIRD PHASE IN DECIMAL
1	453	475	9	9
2	457	481	14	14
3	486 (P)	511	20	14.4
4	489 (P)	514	28	3
5	631	664	25	1
6	655	688	27	3
7	656	689	11	9
8	657	690	6	6
9	658	691	10	10
10	660	693	2	2
11	661	694	1	0.5
12	662	695	1	0.5
13	481	505	13	1.3
14	481/2187(P)	506	19	6.25



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

15	482(P)	507	17	2.25
16	483(P)	508	5	2
17	484(P)	509	9	4.5
18	485(P)	510	5	3.75
Total				92.45

PART - V
(PROJECT LAND)
(I.E PHASE II AND PHASE III LAND)
SCHEDULE

ALL THAT the pieces and parcel of land containing an area measuring 289.4 decimal equivalent of **175.08 Cottahs** but on physical measurement 294.96 decimal equivalent to 178.45 Cottahs be the same a little more or less situate lying at various R.S and L.R Dags of Mouza Kumrakhali (J.L.No 48) Touzi No. 412, R.S No.131, A.D.S.R Sonarpur, Police Station Sonarpur, in L.R Khatian Nos : 2341, 2355, 2357, 2358, 2368, 2369, 2418, 2420, 2423, 2424, 2425, 2426, 2427, 2428, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2481, 2483, 2486, 2529, 2530, 2574, 2575, and 3511 under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below :

Sl No	R.S.Dag No	L.R.Dag No	AREA IN Phase II & III (Decimal)
1	453	475	9
2	457	481	14
3	463	487	31
4	464	488	11
5	466	490	4
6	469	493	14
7	470	494	10
8	471	495	8
9	472	496	3
10	473	497	14



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Additional Dist. Sub-Registrar
Garla, South 24 Parganas

15 NOV 2017

11	474	498	2
12	475	499	6
13	476	500	8
14	477	501	4
15	478	502	17
16	479	503	6
17	480	504	5
18	481	505	13
19	481/2187	506	9
20	482	507	9
21	483	508	5
22	484	509	9
23	485	510	5
24	486	511	14.4
26	489	514	3
28	631	664	1
29	655	688	3
30	656	689	9
31	657	690	6
32	658	691	10
33	660	693	2
34	661	694	0.5
35	662	695	0.5
36	668	701	9
37	669	702	3
38	670	703	4
39	671	704	8
Total =			289.4

THE SECOND SCHEDULE ABOVE REFERRED TO :
COMMON EXPENSES

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.



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Additional Dist Sub-Registrar
Koppal, Koppal District

15 NOV 2017

2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.

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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit.
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.



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Additional Dist. Sub-Registrar
Gana, South 24 Parganas

15 NOV 2017

20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Holding Organisation it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Holding Organisation (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
24. Any other Expenses of a common nature not attributable to any specific Unit.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS, FACILITIES AND AMENITIES)

1. **Large Club House including**:- AC Indoor Games Room having TT, Carom, Board Games and Pool Table; Party Roof, Cafeteria in Club; Well equipped AC Gymnasium; Swimming Pool with Jacuzzi and Kid's pool; Massage Room, Steam Bath; AC Home Theatre; Indoor Toddlers Zone, Party Lounge, Banquet Hall with Pantry and Guest House.
2. AC Community Hall
3. Landscaped area with Adda Zone
4. Multipurpose Play Court with Amphitheatre Type Sitting
5. Large Natural Water Body with Walkway all around the Water Body
6. Yoga & Meditation Pavilion Facing Pond
7. Outdoor Children's Play Area
8. Separate Senior Citizen Area



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

9. Common Multipurpose Roof in each Block
10. Fire Fighting System
11. Common Toilet in Each Floor
12. Central Garbage Collection System
13. Provision for Split AC System including drainage pipe, wiring & AC ledge to be provided by builder for ready installation of Split AC
14. **24 Hours High End Smart Security Systems are in Place to ensure Safety of your loved ones, key features are-** Boom Barrier installed on the main gate for Smart Entry in the Complex with Smart Card kept in your Car; State of Art IP Video Phone System to Control Unwanted Entry to the Block; Smart CCTV connected to Video Phone within the Flat which will also allow you to do Personal Conversation while watching him/her in CCTV Camera.
15. **Other Facilities-** Visitors Car Parking; 24 Hours Power Backup; 24 Hours Filtered Water Supply, Facility Management Service office; STP Plant; Rain Water Harvesting System; Common Washing Machine on Roof; Cable Line; Intercom Facility; Solar Street Lights in Common Area

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEPOSITS AND EXTRA CHARGES)**

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities and Development charges etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

05 NOV 2017

- **Sinking Fund:**
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Diesel Generator Charges.
- Formation of Association/Holding Organization
- Legal Charges
- **Taxes:** deposits towards Municipal rates and taxes, etc.
- Stamp Duty, Registration Fees, GST, Works Contract Tax, or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer, acquisition and/or handing over of the Owners' allocation by the Developers to the Owners shall be paid by the Owners.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

Specifications. (Kumrakhali Project).

1. RCC Framed Structure
2. **Ground Floor Lobby –**
 - ✓ Fully Air Conditioned
 - ✓ Decorative Italian flooring
 - ✓ Wall claded combination of Italian marble & wooden paneling



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Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

- ✓ False Ceiling in Ground floor common lobby
 - ✓ Wide glass entry door
 - ✓ Reception Table
 - ✓ Sitting Lounge
 - ✓ Handicapped ramp
3. **Other Lift Floor Lobby –**
- ✓ Flooring- Large Vitrified tiles
 - ✓ Lift Fascia- Partly Italian Marble
 - ✓ False Ceiling in lift common lobby
4. **Doors -**
- ✓ Decorative flush main door with veneer pasted on both sides, Back side without polish
 - ✓ Other doors – Flush doors with veneer pasted on both sides without polish.
5. **Windows –**
- ✓ Anodized Aluminum with clear glazing. Reflective heat reduction toughened glass
6. **Flooring -**
- ✓ Large Vitrified Tiles Flooring in living & Dining Area.
 - ✓ Bedrooms – Vitrified Tiles Flooring.
7. **Electricals-**
- ✓ Concealed Copper Wiring with modular switches of Anchor (Wood) or equivalent make
 - ✓ Provision for telephone, television points.
8. **Kitchen-**
- ✓ Flooring – Vitrified Tiles.
 - ✓ Electrical - Concealed Copper Wiring with modular switches of Anchor (Wood) or equivalent make.
 - ✓ Counter – Granite Slab with a stainless steel sink. Wall tiles up to 1600mm height on all around wall except counter bottom
 - ✓ Aquaguard point, Geyser Points, Exhaust Fan Point, Chimney Point
 - ✓ Provision for Outlets for Exhaust Fan/Chimney.



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

9. Toilet-

- ✓ Flooring- Vitrified Tiles.
- ✓ Granite Basin Counter in all toilets. Over counter basin of Hindware brand or equivalent make.
- ✓ Wall- Dado in vitrified tiles up to 8 ft.
- ✓ Sanitary ware of Hindware or equivalent make.
- ✓ Sleek C P Fittings from Jaquar, single lever fitting and wall-hanging commode with concealed cistern.
- ✓ Glass shower partition in master toilet only.
- ✓ Electrical- Concealed Copper Wiring with modular switches of Anchor (Wood), provision for light, geyser and exhaust points.
- ✓ False Ceiling in all toilets.

10. Internal Walls-

- ✓ POP/Putty Finish.

11. Lifts-

- ✓ Mitsubishi Automatic high speed two (2) nos. passenger elevators and one service elevator in each block.
 - ❖ Passenger Elevator:
Capacity: 10 Person or 680 Kg
 - ❖ Service Elevator:
Capacity: 13 Person or 884 Kg

12. Outdoor Finish & Other Details-

- ✓ Textured Paint.
- ✓ Door Handles & Locks of YALE Brand.
- ✓ IP PBX Video Phones: Access from project main entry gate & Block reception lobby at ground floor
- ✓ CCTV: Ground Floor lobby



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

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

SIGNED SEALED AND DELIVERED

by the **OWNERS** in the presence of :-

1. Rajendra Kumar Agarwal
Sp. Late Lakshmi Narayan Agarwal
34/1A, Elgin Road,
Kolkata - 20

2. Rinit Choudhury
Sp. Late Homayun Choudhury
34/1A Elgin Road,
Kolkata - 20

LINDRAJ PROPERTIES PVT. LTD., KYAL ENCLAVE PVT. LTD.,
ELECT CONSTRUCTION PVT. LTD., WINSOME PLAZA PVT. LTD.,
INDRALOK COMPLEX PVT. LTD., WELLSUED ENCLAVE PVT. LTD.,
UTILITY COMPLEX PVT. LTD., INTERCITY PROJECTS PVT. LTD.,
EKDANT PROJECTS PVT. LTD., IMPERIAL RESIDENCY PVT. LTD.,
EVERGROW DEVELOPERS PVT. LTD., WELCOME TOWER PVT. LTD.,
WELCOME COMPLEX PVT. LTD., EXCELLENT CONCLAVE PVT. LTD.,
IMPERIAL PLAZA PVT. LTD., WOODLAND PROCON PVT. LTD.,
WELCOME CONCLAVE PVT. LTD., WAKEFUL CONSTRUCTION PVT. LTD.,
INTENT BUILDERS PVT. LTD., ISOLATE REAL ESTATE PVT. LTD.,
ELITE DEVCON PVT. LTD., WEIGHTY DEVELOPERS PVT. LTD.,
ELECT REAL ESTATE PVT. LTD., INDEX DEVELOPERS PVT. LTD.,
IDEAL CONCLAVE PVT. LTD., ELIGIBLE PROCON PVT. LTD.,
PS SRIJAN HEIGHT DEVELOPERS, WINSOME TOWER PVT. LTD.,
WINSOME PROJECT PVT. LTD., WINSOME ENCLAVE PVT. LTD.,
AARAV CONCLAVE PVT. LTD., AARAV DEVELOPERS PVT. LTD.,
WALL STREET PLAZA PVT. LTD., WALL STREET HOUSING PVT. LTD.,
INOX HOUSING PVT. LTD., INDRALOK CONSTRUCTION PVT. LTD.,
ELASTIC BUILDERS PVT. LTD., EFFORT DEVELOPERS PVT. LTD.,
ENDORES REAL ESTATE PVT. LTD., ENABLE ESTATE PVT. LTD.,
WARP REAL ESTATE PVT. LTD., WELCOME INFRAPROJECTS PVT. LTD.,
EMPIRE HRISE PVT. LTD., WONDERFUL BUILDCON PVT. LTD.,
WONDERFUL COMPLEX PVT. LTD., INTENT CONCLAVE PVT. LTD.,
INTUTION DEVELOPERS PVT. LTD., INSIST CONSTRUCTION PVT. LTD.,
INSTILL DEVELOPERS PVT. LTD., INCREDIBLE BUILDERS PVT. LTD.,
SUVRISHI STOCKIST PVT. LTD., SANYA AGENCIES PVT. LTD.,
RISHI ENCLAVE PVT. LTD., RISHI COMPLEX PVT. LTD.

S. Agarwal

Authorised Signatory

S. Agarwal

ANITA AGARWAL
KIRAN AGARWAL
MANISHA AGARWAL
RAVI KUMAR DUGAR
MADHU DUGAR
PRATITI CHOPRA

All represented by
their constituted attorney
Mr. Sunil Kumar Agarwal

Drafted and Prepared by me


Saurabh Chaudhuri

SAURABH CHAUDHURI

P. 3069/2643 of 2019
Advocate

Alipore Police Court
Kolkata - 700 027




Additional Dist. Sub Registrar
Garia, South 24 Parganas.

05 NOV 2017

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** in the
presence of :-

1. Rajendra Kumar Agarwal
2. Sant Chakraborty

PS SRIJAN THUGHT DEVELOPERS

Ra Nandy
Authorised Signatory



a

Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name... SUNIL KUMAR AGARWAL

Signature... *S. Agarwal*

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

Name... RAM NARESH AGARWAL

Signature... *Ram Naresh*

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

Name.....

Signature.....



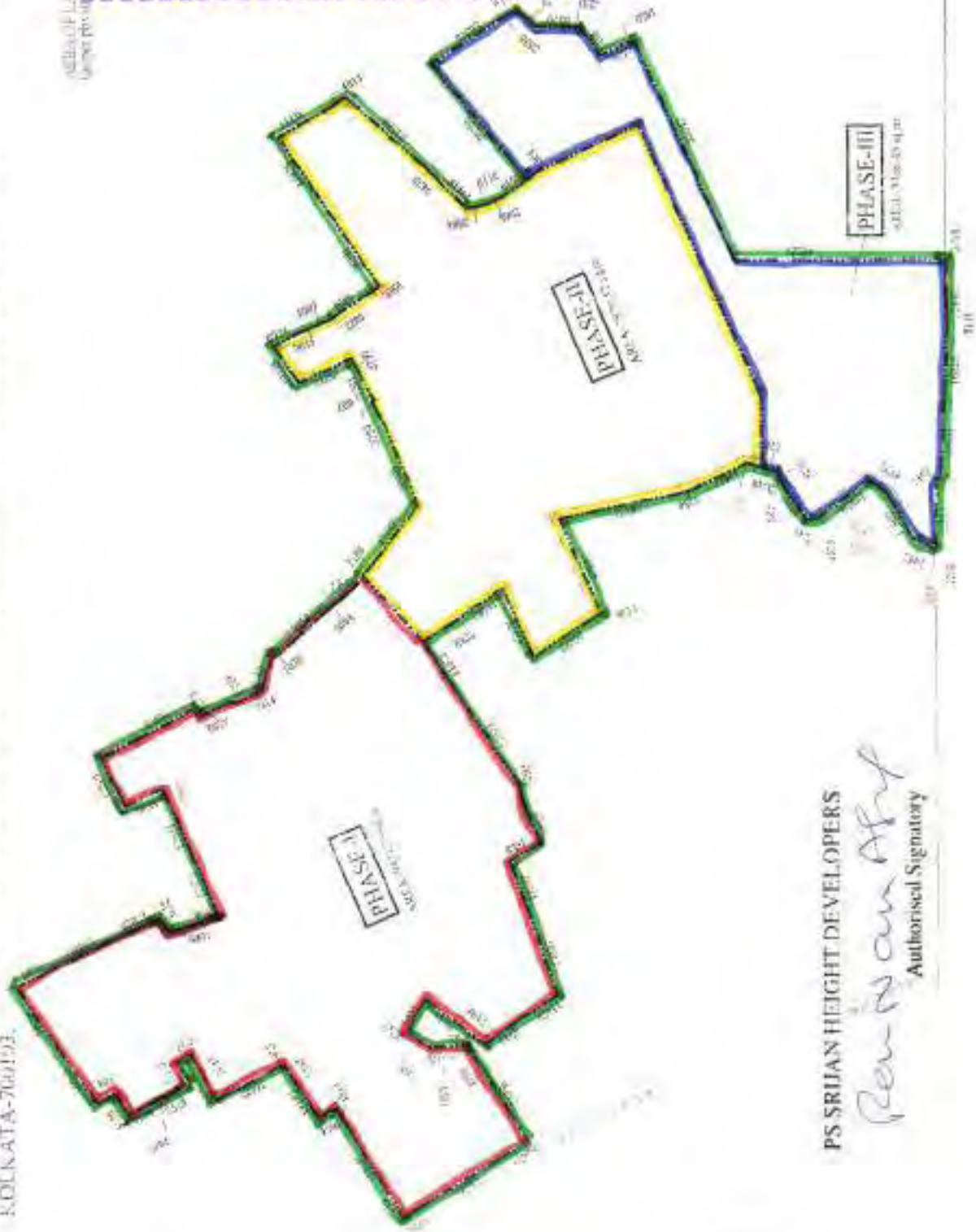
a

Additional Dist. Sub-Registrar
Garia, South 24 Parganas

15 NOV 2017

SITE PLAN OF HOLDING NO. 2060 DAKHIN KUMAR APHALI WARD NO. - 27 UNDER RAJPURE SONARPUR MUNICIPALITY, P.S.-SONARPUR, KOLKATA-700193.

2



- APPROXIMATE AREA: 21068.21 SQ.M
 UNDER PROVISION OF THE REGISTRATION ACT, 1908
- WINSOME PROPERTIES PVT. LTD., KVAL ENCLAVE PVT. LTD.,
 - ELECT CONSTRUCTION PVT. LTD., WINSOME PLAZA PVT. LTD.,
 - INDRALOK COMPLEX PVT. LTD., WELLBORN ENCLAVE PVT. LTD.,
 - UTILITY COMPLEX PVT. LTD., INTERCITY PROJECTS PVT. LTD.,
 - ESDANT PROJECTS PVT. LTD., IMPERIAL RESIDENCY PVT. LTD.,
 - EYEGROW DEVELOPERS PVT. LTD., WELCOME TOWER PVT. LTD.,
 - WELCOME COMPLEX PVT. LTD., EXCELLENT CONCLAVE PVT. LTD.,
 - IMPERIAL PLAZA PVT. LTD., WOODLAND PROCON PVT. LTD.,
 - WELCOME CONCLAVE PVT. LTD., WAKEFUL CONSTRUCTION PVT. LTD.
 - INTENT BUILDERS PVT. LTD., SOLATE REAL ESTATE PVT. LTD.,
 - ELITE DEVCON PVT. LTD., WEIGHTY DEVELOPERS PVT. LTD.,
 - ELECT REAL ESTATE PVT. LTD., INDEX DEVELOPERS PVT. LTD.,
 - IDEAL CONCLAVE PVT. LTD., ELIGIBLE PROCON PVT. LTD.,
 - PS SRIJAN HEIGHT DEVELOPERS, WINSOME TOWER PVT. LTD.,
 - WINSOME PROJECT PVT. LTD., WINSOME ENCLAVE PVT. LTD.,
 - AARAY CONCLAVE PVT. LTD., AARAY DEVELOPERS PVT. LTD.,
 - WALL STREET PLAZA PVT. LTD., WALL STREET HOUSING PVT. LTD.,
 - INDX HOUSING PVT. LTD., INDRALOK CONSTRUCTION PVT. LTD.,
 - ELASTIC BUILDERS PVT. LTD., EFFORT DEVELOPERS PVT. LTD.,
 - ENDORES REAL ESTATE PVT. LTD., ENABLE ESTATE PVT. LTD.,
 - WARP REAL ESTATE PVT. LTD., WELCOME INFRAPROJECTS PVT. LTD.,
 - EMPIRE HIRISE PVT. LTD., WONDERFUL BUILDCON PVT. LTD.,
 - WONDERFUL COMPLEX PVT. LTD., INTENT CONCLAVE PVT. LTD.,
 - INTUTION DEVELOPERS PVT. LTD., INSIST CONSTRUCTION PVT. LTD.,
 - INSTILL DEVELOPERS PVT. LTD., INCREDIBLE BUILDERS PVT. LTD.,
 - SUNRISE STOCKIST PVT. LTD., BANYA AGENCIES PVT. LTD.,
 - RISHI ENCLAVE PVT. LTD., RISHI COMPLEX PVT. LTD.

PS SRIJAN HEIGHT DEVELOPERS
Pratiti Chopra
 Authorised Signatory

Pratiti Chopra
 Authorised Signatory

Pratiti Chopra
 Authorised Signatory

CONSTITUTED ATTORNEY OF

- ANITA AGARWAL
- KIRAN AGARWAL
- MANISHA AGARWAL
- RAVI KUMAR DUGAR
- HARHU DUGAR
- PRATITI CHOPRA

SIGNATURE OF OWNER



a

Additional Dist. Sub-Registrar
Garha, South 24 Parganas,

15 NOV 2017






Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16290001499897/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sunil Kumar Agarwal 36/1 A, Elgin Road, P.O.- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Attorney of Land Lord [Mrs Anita Agarwal] ,[Mrs Kiran Agarwal] ,[Mrs Manisha Agarwal] ,[Mr Ravi Dugar] ,[Mrs Madhu Dugar] ,[Mrs Preeti] Chopra]			 15/11/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



[Handwritten signature]
Additional Dist. Sub-Registrar
Gañā, South 24 Parganas

15 NOV 2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[PS Srijan Height Developer s]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Ram Naresh Agarwal 135 G. S. P. Mukherjee Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Developer [PS Srijan Height Developer s]			<i>Ram Naresh Agarwal</i> 15.11.2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Saurabh Chaudhuri Son of Mr Rabindranath Chaudhuri 36/1 A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India. PIN - 700020	Mrs Anita Agarwal, Mrs Kiran Agarwal, Mr Ravi Duger, Mr Sunil Kumar Agarwal, Mr Sunil Kumar Agarwal, Mr Ram Naresh Agarwal		<i>Saurabh Chaudhuri</i> 15.11.2017	

(Abhina Bera)

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

Additional Dist. Sub-Registrar
Garia, South 24 Parganas.

15 NOV 2017



[Handwritten signature]

Additional Dist-Sub-Registrar
Garia, South 24 Parganas /

15 NOV 2017.

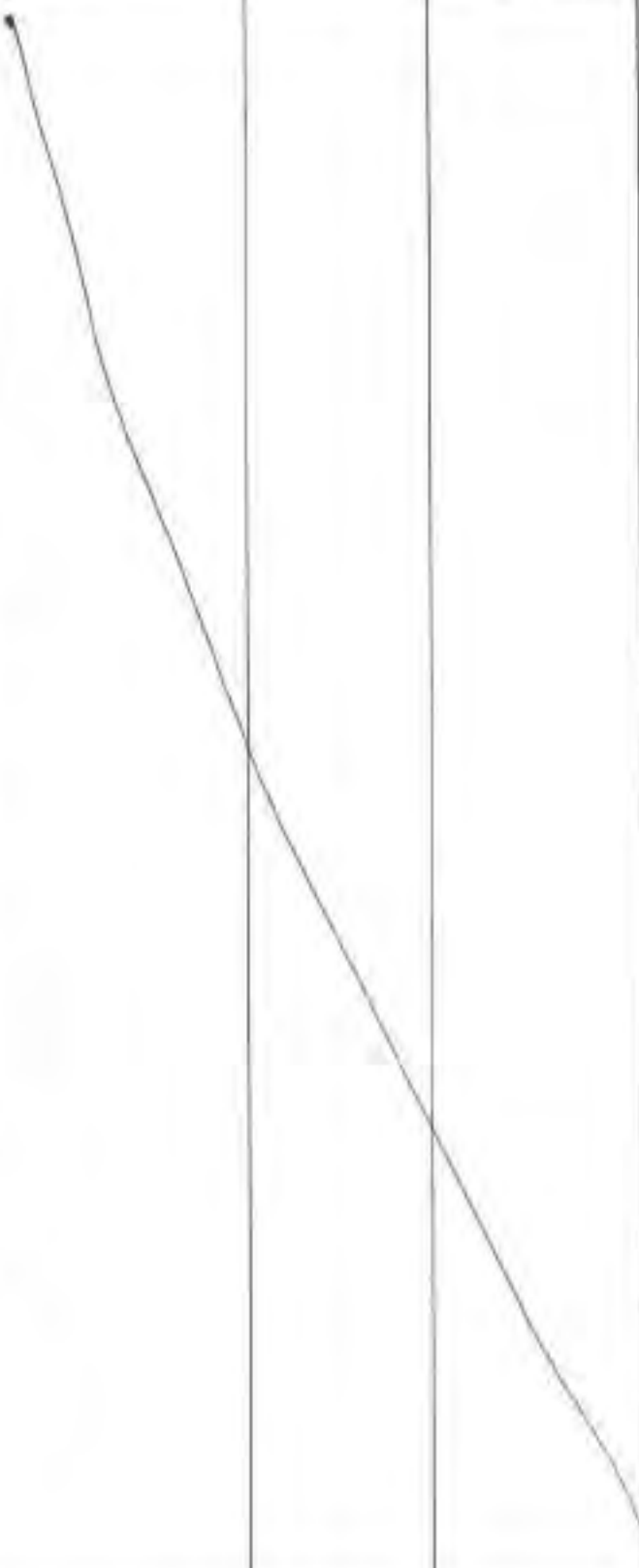
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Sunil Kumar Agarwal 36/1 A, Egin Road, P.O:- Lala Lajpat Rai Sarani P.S:- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [Lingraj Properties Private Limited] [Kyal Enclave Private Limited] [Elect Constructi on Private Limited] [Winsome Plaza Private Limited] [Indralok Complex Private Limited] [Wellbuild Enclave Private Limited] [Utility Complex Private Limited] [Intercity Projects Private Limited] [Ekdant Projects Private Limited] [Imperial Residency Private Limited] [Evergrow Developer			



a

Additional Dist. Sub-Registrar
Garia, South 24 Parganas

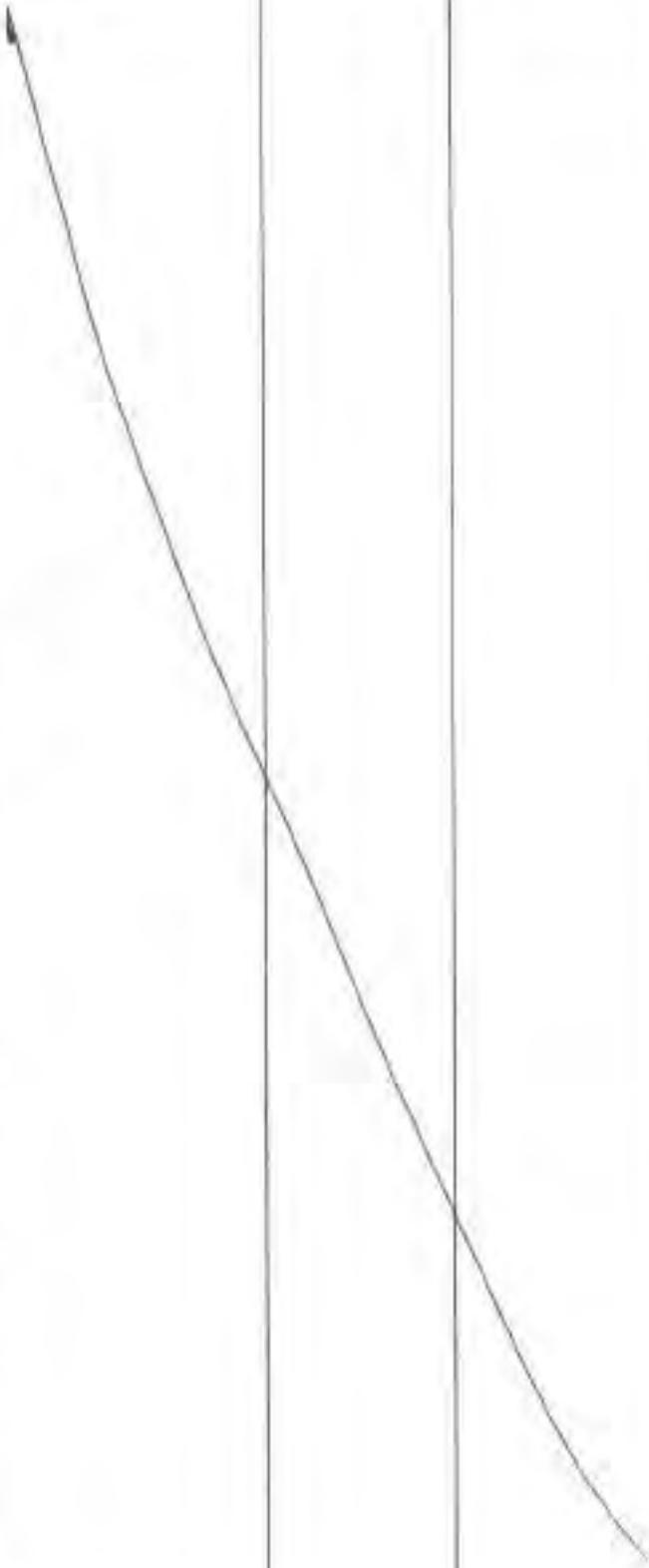
15 NOV 2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		s Private Limited] ,(Welcome Tower Private Limited] ,(Welcome Complex Private Limited] ,(Excellent Conclave Private Limited] ,(Imperial Plaza Private Limited] ,(Woodlan & Procon Private Limited] ,(Welsome Conclave Private Limited] ,(Wakeful Constructi on Private Limited] ,(Intent Builders Private Limited] ,(Isolate Realestate Private Limited] ,(Elite Devcon Private Limited] ,(Weighty Developer s Private			



a
Additional Dist. Sub. Registrar
Garia, South 24 Parganas

15 NOV 2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Limited] ,[Elect Realestate Private Limited] ,[Index Developer s Private Limited] ,(ideal Conclave Private Limited) ,(Eligible Procon Private Limited) ,(Srijan Height Developer s) ,(Winsome Tower Private Limited) ,(Winsome Projects Private Limited) ,(Winsome Enclave Private Limited) ,(Aarav Conclave Private Limited) ,(Aarav Developer s Private Limited) ,(Wall Street Plaza Private			



a

Additional Dist. Sub-Registrar
Gana, South 24 Parganas

15 NOV 2017

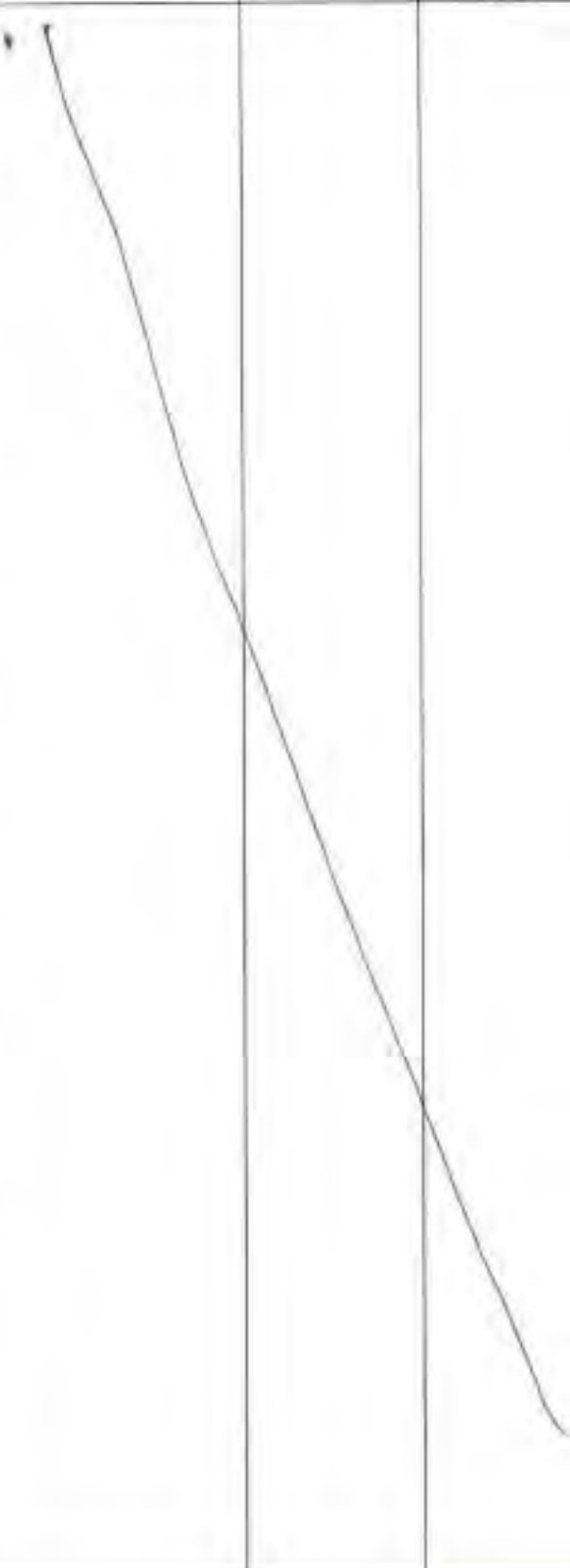
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Limited] [Wall Street Housing Private Limited] [Inox Housing Private Limited] [Indralok Constructi on Private Limited] [Elastic Builders Private Limited] [Effort Developer s Private Limited] [Endorse Real Estate Private Limited] [Enable Estate Private Limited] [Warp Real Estate Private Limited] [Welcome Infraprojec ts Private Limited] [Empire Hirse Private Limited] [Wonderf			



[Handwritten signature]

Additional Dist. Sub-Registrar,
Garia, South 24 Parganas /

15 NOV 2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		<ul style="list-style-type: none"> Buildcon Private Limited] [Wonderful Complex Private Limited] [Intent Conclave Private Limited] [Intution Developer s Private Limited] [Inst Constructi on Private Limited] [Instill Developer s Private Limited] [Incredibl e Builders Private Limited] [Suvidh] Stockist Private Limited] [Manya Agencies Private Limited] [Rishi Enclave Private Limited] [Rishi Complex Private Limited] 			



(Handwritten signature)

Additional Dist. Sub-Registrar
Garia, South 24 Parganas /

15 NOV 2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर वेबलॉग कार्ड
Permanent Account Number Card


ADAPA9172G

नाम / Name
SUNIL AGARWAL

पिता का नाम / Father's Name
MANABIR PRASAD AGARWAL

जन्म की तारीख / Date of Birth
06/06/1969

आयकर अधिकारी



For Regis Intend of
Development Agreement
S. Aggarwal

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

RAM NARESH AGARWAL
TAND KISHORE AGARWAL

03/05/1987
Permanent Account Number
ACYPA1903G

Signature

91220025



Ramesh Agarwal

REPUBLIK INDONESIA

ACC/2002/20

PELATIHAN

BUKUMAL SRIWISAMA



01-04-2002

021/02/02

021/02/02

021/02/02

Paula cupu

आयकर विभाग
INCOME TAX DEPARTMENT

ANITA AGARWAL

TARA CHAND AGARWAL

0510341971

Permanent Account Number

ADCPAS209L

Anita Agarwal

Signature



भारत सरकार
GOVT. OF INDIA



23002916

भारत सरकार
INCOME TAX DEPARTMENT

KIRAN AGARWAL

RADESHYAM AGARWAL

26/01/1969

Permanent Account Number -

ADAPA1222B

Kiran Agarwal
Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

MANISHA AGARWAL
SURESH KANOT

17/05/1974
Forwarded Account Number

ACSPAS053F

Manisha Agarwal
Signature



भारत सरकार
GOVT OF INDIA



28022012

THE NATIONAL ARCHIVES

RECORDS OF THE
DEPARTMENT OF THE ARMY
OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D. C.

MAILED 1918

Maalhu Sugar



Quick Link

- Tax Calculator
- Apply Online - PAN/STAN
- E-Pay Tax
- View Form 26AS (Tax Credit)

Know Your PAN

PAN Details

PAN	FIRST NAME	MIDDLE NAME	SURNAME	JURISDICTION	REMARKS
AAHQM515A			SANJA AGENCIES PRIVATE LIMITED	CIRCLE 10(F) KOLKATA	Active

Approved 25/11/2017

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 EMPIRE HIGHRISE PRIVATE LIMITED
 20/01/2010
 Permanent Account Number
 AAACW9273

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WINSOME PROJECTS PRIVATE LIMITED
 20/01/2010
 Permanent Account Number
 AAACW9273

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WINSOME ENCLAVE PRIVATE LIMITED
 05/11/2010
 Permanent Account Number
 AAACW93070

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WINSOME ENCLAVE PRIVATE LIMITED
 02/02/2010
 Permanent Account Number
 AAACW93070

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WINSOME TOWERS PRIVATE LIMITED
 20/01/2010
 Permanent Account Number
 AAACW9275C

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RISHI ENCLAVE PRIVATE LIMITED
 07/12/2006
 Permanent Account Number
 AAACW9210

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WELLSOME INFRAPROJECTS PRIVATE LIMITED
 05/08/2010
 Permanent Account Number
 AAACW9715F

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 WARP REALSTATE PRIVATE LIMITED
 05/06/2010
 Permanent Account Number
 AAACW9216E

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
ISOLATE REALSTATE PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA

29/06/2010
Permanent Account Number
AACCI3527R



आयकर विभाग
INCOME TAX DEPARTMENT
ELECT CONSTRUCTION PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA

10/04/2010
Permanent Account Number
AACCE468F

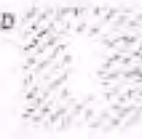


आयकर विभाग
INCOME TAX DEPARTMENT
ERDANT PROJECTS PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA

22/03/2010
Permanent Account Number
AACCE358K



आयकर विभाग
INCOME TAX DEPARTMENT
ELECT REALSTATE PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA

29/08/2010
Permanent Account Number
AACCE466E



आयकर विभाग
INCOME TAX DEPARTMENT
ELIGIBLE PROCON PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA

01/09/2010
Permanent Account Number
AACCE682P



आयकर विभाग
INCOME TAX DEPARTMENT
ELITE DEVCON PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA

29/06/2010
Permanent Account Number
AACCE464F



आयकर विभाग
INCOME TAX DEPARTMENT
EVERGROW DEVELOPERS PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA

29/01/2010
Permanent Account Number
AACCE310H



आयकर विभाग
INCOME TAX DEPARTMENT
INTENT CONCLAVE PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA

05/06/2010
Permanent Account Number
AACCI3357B



Approved

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INDRALOK CONSTRUCTION PRIVATE LIMITED

22/03/2010
Partnership Account Number

AACC126541

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ENDORSE REAL ESTATE PRIVATE LIMITED

10/04/2010
Partnership Account Number

AACCE4083A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INOX HOUSING PRIVATE LIMITED

22/03/2010
Partnership Account Number

AACC126541C

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ENABLE ESTATE PRIVATE LIMITED

10/04/2010
Partnership Account Number

AACCE40850

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INSTL DEVELOPERS PRIVATE LIMITED

05/06/2010
Partnership Account Number

AACC133350

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INSIST CONSTRUCTION PRIVATE LIMITED

05/06/2010
Partnership Account Number

AACC133380

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

WALL STREET HOUSING PRIVATE LIMITED

02/02/2010
Partnership Account Number

AAACW40820

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INTUXION DEVELOPERS PRIVATE LIMITED

05/06/2010
Partnership Account Number

AACC133300

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUVRIDHI STOCKIST PRIVATE LIMITED

17/03/2012

Payment Account Number

AARCS2784F

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INCREDIBLE BUILDERS PRIVATE LIMITED

02/08/2010

Payment Account Number

AACCN801J

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INTERCITY PROJECTS PRIVATE LIMITED

22/03/2010

Payment Account Number

AACC2669K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INTER BUILDERS PRIVATE LIMITED

05/09/2010

Payment Account Number

AACC3336A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ELASTIC BUILDERS PRIVATE LIMITED

21/04/2010

Payment Account Number

AACCE4082B

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

EFFORT DEVELOPERS PRIVATE LIMITED

10/04/2010

Payment Account Number

AACCE4111B

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AARAV DEVELOPERS PRIVATE LIMITED

05/01/2010

Payment Account Number

AAICA1365Q

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

WELCOME COMPLEX PRIVATE LIMITED

02/02/2010

Payment Account Number

AAACW5104N

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WIGHTY DEVELOPERS PRIVATE LIMITED

02/09/2010
Permanent Account Number
AABCW0186P

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WAKEFLD CONSTRUCTION PRIVATE LIMITED

29/06/2010
Permanent Account Number
AAACW9845J

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTILITY COMPLEX PRIVATE LIMITED

22/02/2010
Permanent Account Number
AABCU1580N

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LINGRAJ PROPERTIES PRIVATE LIMITED

02/06/2006
Permanent Account Number
AABCL3296N

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KYAL ECLAVE PRIVATE LIMITED

01/12/2005
Permanent Account Number
AACCK7605M

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WELCOME TOWERS PRIVATE LIMITED

28/01/2010
Permanent Account Number
AAACW9274H

28/09/2010

Saffron

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BYRALOK COMPLEX PRIVATE LIMITED

23/01/2010
Permanent Account Number
AACCI2194N

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDEX DEVELOPERS PRIVATE LIMITED

30/05/2010
Permanent Account Number
AACCI3578A

28/09/2010

आयकर विभाग
INCOME TAX DEPARTMENT
IMPERIAL RESIDENCY PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

28/01/2010

Permanent Account Number

AACCI2192L



आयकर विभाग
INCOME TAX DEPARTMENT
IMPERIAL PLAZA PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

28/01/2010

Permanent Account Number

AACCI2193M



आयकर विभाग
INCOME TAX DEPARTMENT
IDEAL CONCLAVE PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

02/09/2010

Permanent Account Number

AACCI4798N



आयकर विभाग
INCOME TAX DEPARTMENT
EXCELLENT CONCLAVE PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

25/01/2010

Permanent Account Number

AACCE1098E



आयकर विभाग
INCOME TAX DEPARTMENT
WOODLAND PROCON PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

05/06/2010

Permanent Account Number

AAACW9719L



आयकर विभाग
INCOME TAX DEPARTMENT
WINSOME PLAZA PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

02/02/2010

Permanent Account Number

AAACW9306D



आयकर विभाग
INCOME TAX DEPARTMENT
WELLSOME CONCLAVE PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

05/05/2010

Permanent Account Number

AAACW9717F



आयकर विभाग
INCOME TAX DEPARTMENT
WELLBUILT ENCLAVE PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

22/03/2010

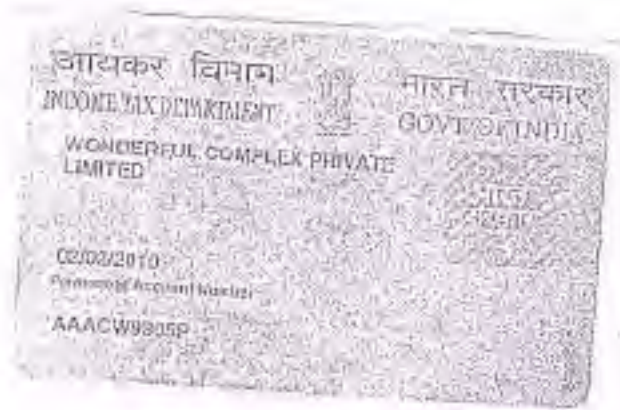
Permanent Account Number

AAACW9457E



Signature





15 NOV 2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

F/SRIJAN HEIGHT DEVELOPERS

12/08/2006

44/JF/5388A

Ran Nare Singh

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

GRN: 19-201718-010676046-1

GRN Date: 09/11/2017 15:11:02

BRN: 142236911

Payment Mode Online Payment

Bank: IDBI Bank

BRN Date: 09/11/2017 15:12:48

DEPOSITOR'S DETAILS

Name: PS SRIJAN HEIGHT DEVELOPERS
Contact No.: Mobile No.: +91 9830056784
E-mail: PRAKASH@SRIJANREALTY.COM
Address: 361A ELGIN ROAD KOLKATA 700020
Applicant Name: Mr Saurabh Chaudhuri
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

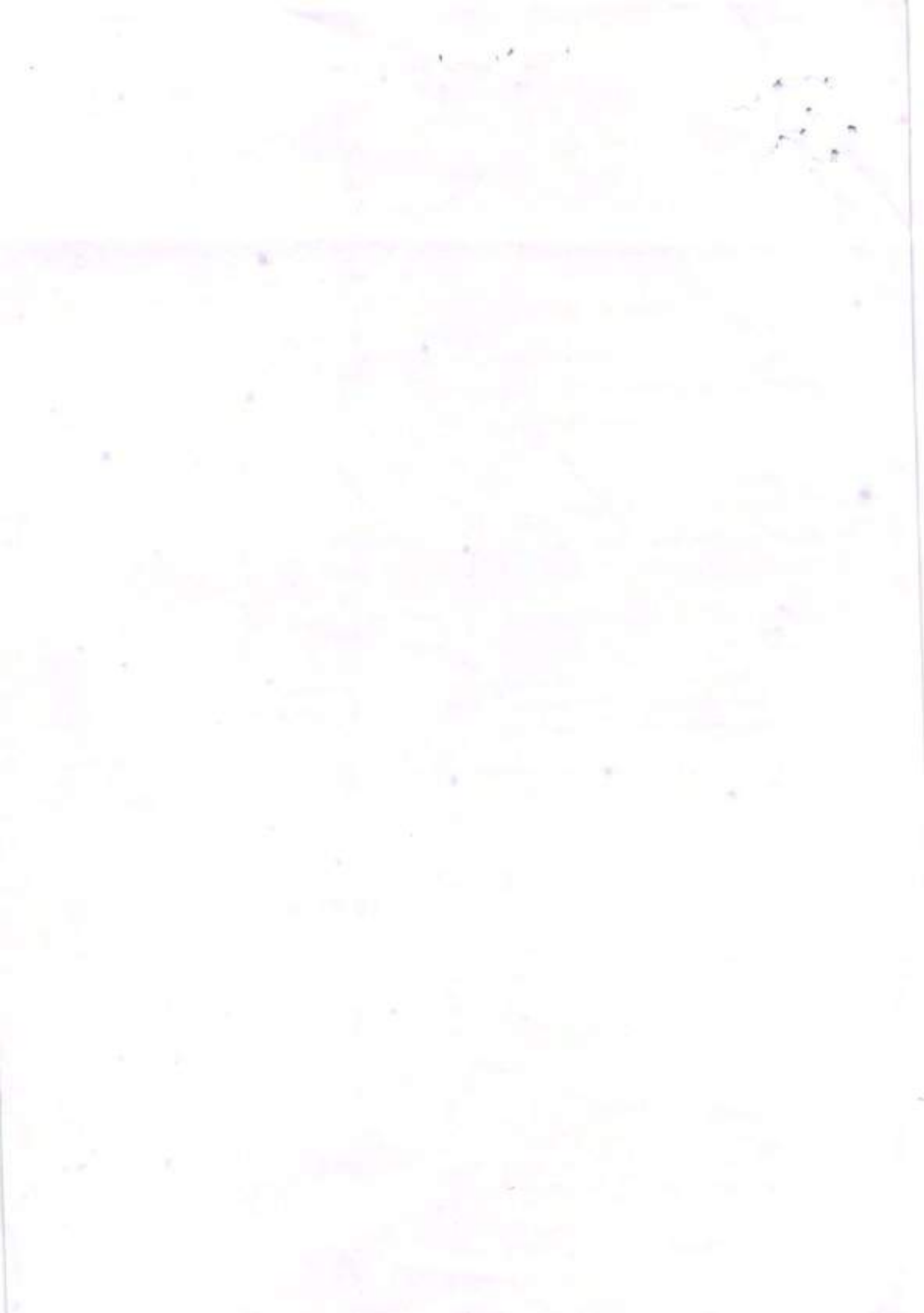
Id No.: 16290001499897/4/2017
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16290001499897/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	74820
2	16290001499897/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words: Rupees Seventy Four Thousand Nine Hundred Forty One only
Total 74941

16 NOV 2017



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DATED THIS DAY OF 2017

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B E T W E E N

LINGRAJ PROPERTIES PRIVATE
LIMITED & Ors

OWNERS

A N D

PS SRIJAN HEIGHT DEVELOPERS
DEVELOPER



DEVELOPMENT AGREEMENT

13/05/2017

Major Information of the Deed

Deed No :	I-1629-04389/2017	Date of Registration	15/11/2017
Query No / Year	1629-0001499897/2017	Office where deed is registered	
Query Date	02/11/2017 2:46:49 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saurabh Chaudhri 36/1A, Elgin Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9874360753, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 37/-	Rs. 8,08,53,277/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-475	LR-2341	Bastu	Shafi	9 Dec	1/-	28,80,000/-	Property is on Road
L2	LR-481	LR-2355	Bastu	Shafi	14 Dec	1/-	44,80,000/-	Property is on Road
L3	LR-487	LR-2357	Bastu	Shafi	31 Dec	1/-	99,20,000/-	Property is on Road
L4	LR-488	LR-2358	Bastu	Shafi	11 Dec	1/-	35,20,000/-	Property is on Road
L5	LR-490	LR-2368	Bastu	Shafi	4 Dec	1/-	12,80,000/-	Property is on Road
L6	LR-493	LR-2369	Bastu	Shafi	14 Dec	1/-	37,33,330/-	Property is on Road
L7	LR-494	LR-2418	Bastu	Shafi	10 Dec	1/-	26,66,664/-	Property is on Road
L8	LR-495	LR-2420	Bastu	Shafi	8 Dec	1/-	21,33,331/-	Property is on Road
L9	LR-496	LR-2423	Bastu	Shafi	3 Dec	1/-	7,99,999/-	Property is on Road
L10	LR-497	LR-2424	Bastu	Shafi	14 Dec	1/-	37,33,330/-	Property is on Road
L11	LR-498	LR-2425	Bastu	Shafi	2 Dec	1/-	5,33,333/-	Property is on Road
L12	LR-499	LR-2426	Bastu	Shafi	6 Dec	1/-	15,99,998/-	Property is on Road
L13	LR-500	LR-2427	Bastu	Shafi	8 Dec	1/-	21,33,331/-	Property is on Road
L14	LR-501	LR-2428	Bastu	Bastu	4 Dec	1/-	10,66,666/-	Property is on Road
L15	LR-502	LR-2455	Bastu	Shafi	17 Dec	1/-	45,33,329/-	Property is on Road
L16	LR-503	LR-2456	Bastu	Shafi	6 Dec	1/-	15,99,998/-	Property is on Road

L17	LR-504	LR-2457	Bastu	Shali	5 Dec	1/-	13,33,332/-	Property is on Road
L18	LR-505	LR-2458	Bastu	Shali	13 Dec	1/-	34,66,663/-	Property is on Road
L19	RS-481/2187	RS-2459	Bastu	Shali	9 Dec	1/-	23,99,998/-	Property is on Road
L20	LR-507	LR-2460	Bastu	Shali	9 Dec	1/-	23,99,998/-	Property is on Road
L21	LR-508	LR-2461	Bastu	Shali	5 Dec	1/-	13,33,332/-	Property is on Road
L22	LR-509	LR-2462	Bastu	Shali	9 Dec	1/-	23,99,998/-	Property is on Road
L23	LR-510	LR-2463	Bastu	Shali	5 Dec	1/-	13,33,332/-	Property is on Road
L24	LR-511	LR-2464	Bastu	Shali	14.4 Dec	1/-	38,39,996/-	Property is on Road
L25	LR-514	LR-2465	Bastu	Shali	3 Dec	1/-	7,99,999/-	Property is on Road
L26	LR-664	LR-2466	Bastu	Shali	1 Dec	1/-	2,66,666/-	Property is on Road
L27	RS-655	RS-2467	Bastu	Shali	3 Dec	1/-	7,99,999/-	Property is on Road
L28	RS-656	RS-2481	Bastu	Shali	9 Dec	1/-	23,99,998/-	Property is on Road
L29	LR-690	LR-2483	Bastu	Shali	6 Dec	1/-	15,99,998/-	Property is on Road
L30	LR-691	LR-2486	Bastu	Shali	10 Dec	1/-	26,66,664/-	Property is on Road
L31	RS-660	RS-2529	Bastu	Shali	2 Dec	1/-	5,33,333/-	Property is on Road
L32	RS-661	RS-2530	Bastu	Shali	0.5 Dec	1/-	1,33,334/-	Property is on Road
L33	RS-662	RS-2574	Bastu	Shali	0.5 Dec	1/-	1,33,334/-	Property is on Road
L34	LR-701	LR-2575	Bastu	Shali	9 Dec	1/-	23,99,998/-	Property is on Road
L35	RS-669	RS-3511	Bastu	Shali	3 Dec	1/-	7,99,999/-	Property is on Road
L36	RS-670		Bastu	Shali	4 Dec	1/-	10,66,666/-	Property is on Road
L37	RS-671		Bastu	Shali	8 Dec	1/-	21,33,331/-	Property is on Road
		TOTAL :			289.4Dec	37 /-	808,53,277 /-	
		Grand Total :			289.4Dec	37 /-	808,53,277 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Lingraj Properties Private Limited 1002 E. M. By Pass, Front Block, New P S - Pragati, P.O - Dhapa, P.S- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.: AASCL3209N, Status :Organization, Executed by: Representative, Executed by: Representative
2	Kyal Enclave Private Limited 36/1 A, Elgin Road, P.O)- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AACCK7505M, Status :Organization, Executed by: Representative, Executed by: Representative

