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V.C. case No. 123/2016

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

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Q-0-47497/16  
04/07/16, 4.30

*[Signature]*  
Additional District Sub-Registrar,  
Garia South 24 Parganas

08 APR 2016

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** ("Agreement") is made at Kolkata on this <sup>11</sup>7<sup>th</sup> day of April, 2016 BY & BETWEEN (1) **LAHOTI INFRAPROJECTS LTD.** (PAN NO. AACCL2563N) , a company registered under Companies Act, 1956 having its registered office at - "Diamond Prestige", Unit No. 611, 6<sup>th</sup> Floor, 41A, A.J.C. Bose Road, Kolkata - 700017, represented through its Director Mr. Amit Kumar Lahoti duly authorized vide board resolution dated 04.04.2016, (2) **TALGO CONSTRUCTION PVT. LTD** (PAN NO. AAFCT0778C) a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016



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S.L. No. 511 Date.....  
Name.....  
Address.....  
Value 5000/-

D. Bhattacharya (Adv)  
High Court Calcutta



Govt. Stamp Vender  
SABYASACHI DEB  
Sonarpur, A.D.S.R.O., Cal-150

Sandip Pramanik.



V.C.T.I - 343

Sandip Pramanik.

- TALUCCONSTRUCTION PVT. LTD.
- LOJACK PROPERTIES PVT. LTD.
- DHATAB NIRMAN PVT. LTD.
- CERUIM TRADERS PVT. LTD.
- EXECUTIVE REALTORS PVT. LTD.
- LIABLE COMMERCIAL PVT. LTD.
- LIABLE TRADERS PVT. LTD.
- NEWBIL PROJECT PVT. LTD.
- ORPHIC BUILDERS PVT. LTD.
- QUATRE SUPPLIERS PVT. LTD.
- TECHMECH PLASA PVT. LTD.
- TRASHION DEALTRADE PVT. LTD.
- FORE SIGHT CONSTRUCTION PVT. LTD.
- FORE SIGHT DEVELOPERS PVT. LTD.

Sandip Pramanik.

Authorized Signatory



V.C.T.I - 341



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Additional District Sub-Registrar  
Garia South 24 Parganas

07 APR 2016

For GANGULY HOME RESEARCH PRIVATE LIMITED

*[Handwritten signature]*  
Director

Identified by me  
Bhaskar Chandra  
8/0, Goutam Chandra  
159, Garia Stn Rd.  
Kal-84  
Service

(3) **LOJACK PROPERTIES PVT. LTD** (PAN NO. AACCL7227P), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016 (4) **DHATAB NIRMAN PVT. LTD** (PAN NO. AAFCD0904J), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, (5) **CERIUM TRADERS PVT. LTD** (PAN NO. AAGCC1007Q), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, (6) **EXECUTIVE REALTORS PVT. LTD** (PAN NO. AAECE0044K), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, (7) **LIABLE COMMERCIAL PVT. LTD** (PAN NO. AACCL8920B), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, (8) **LIABLE TRADERS PVT. LTD** (PAN NO. AACCL8921A), a company registered under Companies Act, 2013 having its registered office at - 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, (9) **NEWBIE PROJECTS PVT. LTD** (PAN NO. AAECN9763C), a company registered under Companies Act, 2013 having its



V.C.T.1 342

**LAHOTI INFRAPROJECTS LTD.,**

*Atif Kumar Lahoti*  
**Director**



V.C.T.1 339

*Rupesh Ranjan Prasad.*



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**



registered office at – 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(10) ORPHIC BUILDERS PVT. LTD** (PAN NO. AACCO1704G), a company registered under Companies Act, 2013 having its registered office at – 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(11) QUATRE SUPPLIERS PVT. LTD** (PAN NO. AACQ3878K), a company registered under Companies Act, 2013 having its registered office at – 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(12) TECHMECH PLAZA PVT. LTD** (PAN NO. AAFCT4049J), a company registered under Companies Act, 2013 having its registered office at – 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(13) TRASHION DEALTRADE PVT. LTD** (PAN NO. AAFCT4050K), a company registered under Companies Act, 2013 having its registered office at – 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata- 700001, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(14) FORE SIGHT CONSTRUCTION PVT. LTD.** (PAN NO. AABCF2889G), a company registered under Companies Act, 1956 having its registered office at – 2, Garia Station Road, Kolkata – 700084, represented through its Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(15) FORE SIGHT DEVELOPERS PVT. LTD.** (PAN NO. AABCF2888H), a company registered under Companies Act, 1956 having its registered office at – 2, Garia Station Road, Kolkata – 700084, represented through its



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**

Authorised Signatory Sri Sandip Pramanik duly authorized vide board resolution dated 04.04.2016, **(16) SRI RUPESH RANJAN PRASAD** (PAN NO. AKLPP5810A) son of- Sri Makeswar Prasad, by faith- Hindu, by occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(17) SRI AMIT GANGULY** (PAN NO. AIEPG3746R), son of - Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- India, residing at - 174, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata- 700084, hereinafter jointly referred to as the "**LAND OWNERS**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**

## **A N D**

**GANGULY HOME SEARCH PRIVATE LIMITED**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 167, Garia Station Road, P.S.- Sonarpur, Kolkata- 700084, through its Director, Sri Amit Ganguly, duly authorized vide Board Resolution dated 02.04.2016 (hereinafter referred to as the "**DEVELOPER**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**

The Land Owners and the Developer may hereinafter individually be referred to as the "Party" and collectively as the "Parties".

- A.** WHEREAS the Land Owners are the absolute and lawful co-owners and in peaceful physical possession of the undivided land admeasuring approx 89.47 Decimal (hereinafter referred to as the "Project Land"), as more particularly



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Additional District Sub-Registrar,  
Garis South 24 Parganas

07 APR 2018



described in the Schedule A written hereto.

- B.** AND WHEREAS the Rajpur Sonarpur Municipality will be approached for sanctions of a building plan for development of a residential project on the Project Land.
- C.** AND WHEREAS the Land Owners being desirous of developing the Project on the Project Land has approached the Developer to jointly develop the Project on the Project Land; and
- D.** AND WHEREAS the Parties hereto for their mutual benefits, have agreed to collaborate with each other for development and construction of the Project upon the terms and conditions appearing hereinafter.

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

**ARTICLE 1 : DEFINITIONS AND INTERPRETATIONS**

**1.1** Definitions

"Agreement" means this Development Agreement its schedules and annexures attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing.

"Applicable laws" shall mean any statute, law, regulation, ordinance, rule, judgment; rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, whether in effect as of the Effective Date or at any time thereafter.



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Garla South 24 Parganas

07 APR 2016

"Approvals" means any permission, approval, sanction, clearance, consent license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development marketing and sale of the Project contemplated under this Agreement

"Common Amenities" shall mean and include all roads, parks, driveways, security areas, areas where common facilities and equipment for provision of support services are installed, common open areas, stairways, passage-ways, generator of sufficient capacity, pump and lighting for common spaces, pump room, tube-well, overhead water tanks, water pump and motor and other facilities in the Project as may be provided for common use by the Developer;

"Effective Date" means the date of execution of this Agreement.

"Encumbrance" shall mean any right, title or interest existing by way of, or in the nature of sale, agreement to sell, including without limitation, any claim, mortgage, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial Ownership [including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-Ownership, disposal of beneficial interest or any other interest held by a third party.

"Government Authority" shall mean any government or political subdivision thereof, or any ministry, department board, authority, instrumentality, forum, agency, corporation, commission, court or tribunal whether central, state, local, municipal, judicial, quasi-judicial or administrative of the Government of India or any state





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Garia South 24 Parganas

07 APR 2016

government and any other statutory/non-statutory authority.

"GPA" means the general power of attorney to be executed by the Land Owners in favour of the Developer in respect of the Project.

"Gross Revenue" shall mean and include any and all revenues and proceeds on account of sale or other disposal of the interest in the Saleable Area including but not limited to any advance bookings, preferential location charges, car parking, external electrification charges [EEEC, or any other charges that are recovered or recoverable from the customers less any charges paid towards refund/ cancellation amount with or without interest, provided that Gross Revenue does not include;

- (i) the maintenance related charges/deposits received from the flat buyers.
- (ii) Interest free maintenance security

"Project" has the meaning given to it in Recital B herein above.

"Project Account" shall mean a separate specific bank account of the Developer to be opened for this project in a reputed scheduled commercial bank through which the entire Gross Revenue of the project shall be routed.

"Project Land" has the meaning given to it in Recital A herein above.

"Representatives" means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.

"Saleable Area" shall mean and include in relation to the Project, area constructed and developed, including but not limited to, residential development; commercial component built-up area, and made available



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Garia South 24 Parganas

07 APR 2016



for sale to and charged for from ultimate buyers/customers of the Project

**1.2 Interpretations:** In this Agreement, unless the context requires otherwise:

- (i) unless the context clearly indicates a contrary intention, a word or an expression denoting a natural person shall include an artificial person (and vice versa), any one gender shall include all other genders and the singular shall include the plural (and vice versa);
- (ii) reference to any individual shall include his/ her legal representatives, successors, legal heirs, executors and administrators;
- (iii) reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Agreement;
- (iv) Headings in this Agreement are inserted for convenience only and shall not be used in its Interpretation;
- (v) The recitals, schedules, annexure, appendices, if any, to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement;
- (vi) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";
- (vii) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced;
- (viii) Reference to any agreement deed, document instrument rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and



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Garia South 24 Parganas

07 APR 2016

- (ix) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator construing this Agreement shall construe it more stringently against one Party than against the other.

#### **ARTICLE 2 : PROJECT AND PROJECT LAND**

- 2.1 It is hereby agreed by the Parties that the Project to be developed on the Project Land shall primarily be a residential use development project with permitted mix of commercial use developments as may be permitted under the Applicable Laws.
- 2.2 The Parties agree that all documents, material and statements provided by the Land Owners at the time of signing of this Agreement as well as at the time of due diligence have been considered as a material representation made by the Land Owners to the Developer based on which the Developer has decided to participate in the development of the Project on the Project Land. In case of any defect in the title/Ownership including any charge/ lien/ mortgage on the title deeds, Project Land or use of the Project Land or part thereof impugning the development of the Project is noted or found at any stage during the currency of this Agreement, the Land Owners shall rectify and remove such defects at their own cost.

#### **ARTICLE 3 : CONSTRUCTION AND DEVELOPMENT OF PROJECT**

- 3.1 The Parties have agreed to develop the Project on the Project Land in collaboration where under:
- (i) the Land Owners shall provide the vacant physical possession of the





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Additional District Sub-Registrar,  
Garla South 24 Parganas

07 APR 2018

Project Land free from all encroachments and encumbrances except as provided in Article 11 of this Agreement to the Developer;

- (ii)** The Developer, at its own cost and arrangements, shall obtain necessary approvals from the concerned Departments/Authorities, for development of the Project on the Project Land;
- (iii)** upon receipt of the requisite sanctions and approvals, as may be required to commence the construction work of the Project^ the Developer shall undertake construction and development of the Project at its own cost and expenses and development related risks on the Project Land in accordance therewith and as per the terms and conditions of this Agreement; and
- (iv)** the Land Owners and the Developer shall share the Gross Revenue realized from the Project in the ratio as provided hereinafter in this Agreement

**3.2** The scope of development of the Project Land includes planning, designing, construction and development of residential flats/units on the Project Land with all incidental and related facilities and amenities solely at the cost of the Developer.

**3.3** The Developer shall obtain all the Approvals at its own cost and expense. The Land Owners shall, however, co-operate and execute and sign relevant documents in the course of obtaining of such approvals.

**3.4** The Developer is exclusively authorized to plan, design, construct and develop the Project on the Project Land at its own costs and expense, as may be decided by the Developer. However, the Developer while carrying out the activity of





planning, designing and developing the Project will ensure that the maximum FAR permitted under the relevant bye-laws is utilized.

**3.5** The Land Owners hereby grant in favour of the Developer and the Developer hereby accepts from the Land Owners the right to develop and transfer the Saleable Area in terms of this Agreement

**3.6** Simultaneously with the execution of this Agreement the Land Owners has handed over the vacant physical possession of the Project Land and has granted to the Developer and its Representatives rights to enter Into the Project Land for the purpose of planning, designing and survey of the Project Land and to do all acts in relation to the construction and development of the Project thereon. The Land Owners acknowledge that based on the assurances, representation and warranties granted by the Land Owners under this Agreement the Developer shall incur substantial expenditure for the construction and development on the Project Land and the Land Owners shall not rescind the rights so granted to the Developer except in accordance with the terms of this Agreement

**3.7** The Developer shall be entitled to engage any contractors, architects, engineers, consultants and workmen for the development of the Project as it may decide from time to time,

**3.8** Simultaneously with the execution of this Agreement, the Land Owners shall execute the GPA in favour of the Developer and its representatives in the prescribed proforma of the Developer, authorizing the Developer and its representatives to do all lawful acts and deeds necessary on their behalf for the development of the Project and deal with the Project Land in accordance



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Garia South 24 Parganas

07 APR 2018

with the agreed terms

- 3.9** It is also agreed that the Land Owners shall sign, execute and deliver all papers, documents, deeds, letters, affidavits, no-objection certificates, authorizations, undertaking and take such other actions as may be required for purposes of construction, development, marketing, transfer and/or sale of the Project and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement
- 3.10** The Land Owners shall sign and deliver to the Developer all documents, as may be required to be signed by the Land Owners in their capacity of Owners of the Project Land, for filing the various applications and for obtaining the building plans, and/or any other such licenses and approvals pursuant thereto for the construction and development of the Project All follow-up actions will be initiated by the Developer at its own cost and arrangements.
- 3.11** The Developer shall be free to develop the Project in such manner as it may deem fit and in accordance with the Applicable Law. The Land Owners shall not prevent and/or cause any hindrance or obstruction in the designing, planning, construction, development, marketing and sale of the Project by the Developer in any manner and shall provide all assistance and co-operation as may be required by the Developer in relation to the Project

**ARTICLE- 4 : GROSS REVENUE SHARING**

- 4.1** In consideration of the contribution of the Project Land by the Land Owners for execution of the Project and granting the rights to the Developer for development of the Project Land and the Developer bearing the costs, expenses and responsibility of execution of the Project including discharge of the



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 . APR 2016



respective obligations by the Parties under this Agreement, the Gross Revenue received/ realized shall be shared between the Parties in the ratio mentioned herein below ("Revenue Sharing Ratio"): Land Owners' share- 45% (forty five percent) in aggregate & Developer's share-55% (fifty five percent). All the land owners shall be entitled to receive the prorata share out of the gross revenue of 45% in proportion of their undivided share in the project land as stated hereunder:

(1) LAHOTI INFRAPROJECTS LTD.	:	90.534%
(2) TALGO CONSTRUCTION PVT. LTD.	:	0.592%
(3) LOJACK PROPERTIES PVT. LTD.	:	0.592%
(4) DHATAB NIRMAN PVT. LTD.	:	0.592%
(5) CERIUM TRADERS PVT. LTD.	:	0.592%
(6) EXECUTIVE REALTORS PVT. LTD.	:	0.592%
(7) LIABLE COMMERCIAL PVT. LTD.	:	0.592%
(8) LIABLE TRADERS PVT. LTD.	:	0.592%
(9) NEWBIE PROJECTS PVT. LTD.	:	0.592%
(10) ORPHIC BUILDERS PVT. LTD.	:	0.592%
(11) QUATRE SUPPLIERS PVT. LTD.	:	0.592%
(12) TECHMECH PLAZA PVT. LTD.	:	0.592%
(13) TRASHION DEALTRADE PVT. LTD.	:	0.592%
(14) FORE SIGHT CONSTRUCTION PVT. LTD.	:	0.592%
(15) FORE SIGHT DEVELOPERS PVT. LTD.	:	0.592%
(16) SRI RUPESH RANJAN PRASAD	:	0.592%
(17) SRI AMIT GANGULY	:	0.592%
<b>TOTAL</b>	<b>:</b>	<b>100%</b>

- 4.2** The gross revenue receipts of the project shall be deposited in the Developer's specific "project account" and the same shall be utilized by the Developer in order of priorities as mentioned hereunder :-



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Garia South 24 Parganas

07 APR 2016

- (a) meeting the cost of development of the project on the project land;
- (b) repayment of unsecured/secured loans taken for development of the project together with interest thereon as per agreed terms of sanction, if any.
- (c) Distribution of remaining revenue amongst the land owners and Developer in their respective ratios in pursuance of the agreed terms of this agreement.

**4.3** All payments to be made to the Land Owners towards their share of the Gross Revenue under this Agreement shall be made subject to applicable withholding/deduction of taxes or any other taxes as imposed by the authorities from time to time.

**ARTICLE- 5 : OBLIGATIONS OF THE DEVELOPER**

**5.1** The Developer agrees and undertakes to obtain all the Approvals, including but not limited to Sanctioned Building Plans, required to develop the Project on the Project Land in accordance with the Approvals, the Applicable Laws and in accordance with the terms hereof in a manner that maximizes value for both Parties.

**5.2** The Developer shall construct, develop and market the Project and sell the same.

**5.3** The Developer shall engage contractors, architects, engineers, consultants and Workmen for execution of the Project

**5.4** The Developer shall run, operate and maintain the Project either itself or through third party agencies.

**5.5** The Developer shall ensure safety and security of the men and materials on the Project Land and shall take adequate measures and steps in this regard.

**5.6** The Developer, while carrying out the development of the Project itself or through



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**



its agents, contractors representatives or in the course of sale of the Project shall ensure that all relevant statutes, laws, bye-laws are complied with and no liability, cost; damage and demur is subjected to the Land Owners because of any non-compliance.

**ARTICLE - 6 : OBLIGATIONS OF THE LAND OWNERS**

- 6.1 The Land Owners shall execute the GPA and get the same registered, if required.
- 6.2 The Land Owners shall ensure that the Project Land is free from all encroachments at site.
- 6.3 The Land Owners shall not disturb, prevent or interrupt the construction and development activities carried out by the Developer for the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken pursuant to and in accordance with this Agreement
- 6.4 The Land Owners undertake and assures that the Land Owners and/or any other person(s) claiming under them shall not; in any way, transfer, Encumber, mortgage or part with its/their rights, titles or interests in the Project Land or create any sort of lien or charge or Encumbrance on the Project Land or create any hindrance or obstruction in the development of the Project, except as may be directed by the Developer.
- 6.5 The Land Owners shall keep title and Ownerssship of the Project Land absolutely free and marketable in all respects and shall bear all expenses and costs in respect thereto.
- 6.6 The Land Owners shall, at the request of the Developer, execute sale deeds or other form of title documentation in favour of the prospective buyers of the



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**

Saleable Areas in the Project and/or authorize such person(s) nominated by the Developer for this purpose.

**ARTICLE - 7 : COMPLETION**

**7.1** Subject to Force Majeure conditions and due performance of their obligations by the Land Owners, the Developer shall complete the development of the Project on the Project Land in accordance with the Approvals obtained and the Applicable Law, within a period of 48 months from the date of receipt of and sanctioned building plans in respect of the Project; subject to a grace period of 6 (six) months or within such further time and on such terms and condition as may be mutually decided by the Parties.

**ARTICLE - 8 : RIGHT TO BOOK ALLOT, ASSIGN AND MAINTAIN**

**8.1** The Land Owners hereby confirms that;

The Developer shall have the right to market, allot; sell, transfer, let, the entire or any part of the project to the prospective buyers/ transferees.

The Land Owners shall provide full co-operation and assistance in this regard and undertake not to cause any interruption in the same.

The Land Owners hereby authorize the Developer to sign/ execute and register the tripartite/ other agreements on behalf of the Land Owners and the Land Owners shall execute/ register appropriate GPA in favour of the Developer providing such authorization in respect hereof.

The Developer shall have the right to collect and receive the Gross Revenue and other charges and fees with respect to the Project.

**8.2** The Developer or any agency nominated by it shall have the sole right to maintain the completed building(s) of the project and other areas/



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**



facilities as per the provisions of the applicable laws.

**ARTICLE- 9 : FUNDING**

- 9.1** The Parties shall arrange required amount of working capital for development of the project by way of unsecured loan or secured loan from banks/financial institutions/NBFCs/other sources. The Land Owners shall mortgage the title deeds of the Project Land as security for the said loan.
- 9.2** Notwithstanding the Article 9.1, the Developer shall have the right to raise loan/ funding/ borrowing by way of creation of charge over the project land, stock and receivables in favour of any bank or financial institution or NBFC.
- 9.3** The cost of funding/ loan shall be borne and paid by the Developer alone and repayment of such loan of the lender shall be the sole responsibility and liability of the Developer.

**ARTICLE - 10 : REPRESENTATIONS AND WARRANTIES**

- 10.1** The Land Owners, hereby represent and warrant as follows:
- (i)** The Land Owners are the lawful Owners and in vacant and physical possession of the Project Land, with all rights appurtenant thereto.
  - (ii)** The Land Owners has paid the cost for acquiring the Project Land in full, including but not limited to the purchase price, and if any such charges are found to be due the same shall be borne and paid by the Land Owners.
  - (iii)** The Project Land is clear from all defects in title/ Ownership. The



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Garia South 24 Parganas

07 APR 2016'

title is clear, marketable and capable of being developed into the Project.

- (iv)** The Land Owners hereby represents to the Developer that all taxes, excise, duties, levies, interest; penalty, fine or arrears as may be applicable on the Project Land on the Effective Date and as demanded have been paid and cleared. Any demand/dues, if any, in this regard shall be borne and paid by the Land Owners.
- (v)** The Project Land or any part thereof is not subject to any acquisition and there are no acquisition proceedings pending or threatened. There are no restrictions or ceilings applicable on the landholdings comprising the Project Land and neither any part of the Project Land has been notified or forms part of the forest land. Further, the Project Land is not subject to any attachment by any Government Authority or lender or creditor or other person, including any revenue authority.
- (vi)** As on date, the Project Land is not subject to any litigation, arbitration, prosecution, proceedings, dispute, investigation or the subject matter of any other legal dispute. Further, the Land Owners is not in receipt of any notice relating to any investigation or enquiry, nor has it received any notice of any order, decree, decision or judgment of, any court, tribunal, arbitrator, quasi-judicial authority, Government Authority or regulatory body, in relation to the Project Land.
- (vii)** As on date there are no actions, suits, proceedings or investigations pending or, to its knowledge threatened against the Land Owners at law or in equity before any court or before any other judicial, quasi-judicial



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**



or other authority, the outcome of which may result in breach of this Agreement or which may result in any material impairment of ability of the Land Owners to perform their respective obligations under this Agreement.

- (viii)** No receiver, trustee or manager has been appointed over the whole or any part of the Project Land and it has not committed any act of bankruptcy or insolvency or passed any resolution for or otherwise entered into any liquidation, winding up or administrative order under the laws of India or any other applicable jurisdiction.
- (ix)** The Land Owners shall not: (i) deal with the Project Land in any manner except as per the terms of this Agreement; (ii) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever, for the development of the Project Land (or any part thereof); and (iii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Project Land (or any part thereof).
- (x)** All the representations and warranties are valid notwithstanding any Information or document furnished to or findings made by the Developer during any due diligence exercise and no such information, document or finding shall limit the liability of the Land Owners hereunder.

**10.2** The Developer hereby represents and warrants as follows:

- (i)** The Developer shall arrange the requisite resources to construct and develop the Project as per the terms and conditions agreed in this Agreement.
- (ii)** The Developer shall construct; develop, market and sell the Project in the



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Additional District Sub-Registrar,  
Garla South 24 Parganas

07 APR 2016

manner and in accordance with the terms and conditions of this Agreement.

**10.3** The Land Owners and the Developer hereby represent and warrant to each other that:

- (i) Each Party has full power, authority, legal right and capacity to enter into and perform its obligations under this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly executed and delivered by each Party and constitutes its legal, valid and binding obligation enforceable against it in accordance with its respective terms.
- (ii) Each Party is duly incorporated and validly existing under the laws of the jurisdiction of its incorporation and that each Party has full power and absolute authority to execute, deliver and perform this Agreement.
- (iii) Each of the representations and warranties made by each of the Parties, in terms as aforesaid, is separate and independent and none of the aforesaid representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the other Parties or any of their respective agents, Representatives, officers, employees or advisers.
- (iv) This Agreement constitutes a legal, valid and binding obligation, and is enforceable against each Party in accordance with its terms.
- (v) The execution, delivery and performance of this Agreement will not conflict with, result in the breach of, or constitute a default under any covenant; agreement; understanding, decree or order to which such Party is a party or by which such Party or any of its properties or assets are bound or affected and does not result in a violation of any Applicable Laws.



*[Handwritten signature]*

Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

- (vi) Each Party has no knowledge of any violation or default or any order, writ injunction or decree of any court or any legally binding order of any relevant authority empowered by Applicable Laws which may result in any material adverse effect on such Party's ability to perform its obligations under this Agreement. All information furnished by each Party in connection with this Agreement, does not contain any untrue statement or omit to state any fact; the omission of which makes any statements made therein in the light of the circumstances under which they are made, misleading, and each Party is not aware of any material facts or circumstances that have not been disclosed to the other Parties which might, if disclosed, adversely affect the decision of a Person considering whether or not to enter into this Agreement

#### **ARTICLE 11- SALES AND MARKETING**

- 11.1** The Parties hereby agree that the entire marketing and sale of the Project shall be done by the Developer jointly in consultation with land owners. The Developer will market and sell the said Project under the name and style of "4Sight Grand Castle 2<sup>nd</sup> Phase" or any other name as it may deem fit from time to time in consultation with land owners.
- 11.2** It is hereby agreed that any intellectual property rights developed, whether registered or not in respect of the Project pursuant to this Agreement shall be owned, used and possessed by the Developer only. The Developer shall have all the rights, titles and interest in such intellectual properties and the sole and exclusive right to use such intellectual property rights and the Land Owners shall not have any right/ title/ interest in respect thereto in any manner whatsoever. The Developer shall be entitled to register the





Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

same at its own discretion.

- 11.3** The Developer shall have to decide the time and manner of sale and marketing of the Project in a business prudence manner in consultation with the Landowners. In the event the Developer decides during any period that it is not favorable/ profitable period for sale of Saleable Area, the Developer may phase out the sale of the Project in the manner to be jointly decided by the Developer in consultation with the Landowners.
- 11.4** The Developer shall be entitled to market the Project in consultation with the Landowners and negotiate the sale price of the Project for the mutual benefit of the Parties.
- 11.5** After due approval of the Project by Government Authority/statutory authorities, the Developer shall be entitled to make advance bookings and to enter into agreements for sale to any prospective buyer(s) the Saleable Areas of the Project at the price and as per the payment schedule as may be decided by the Developer in business prudence manner.
- 11.6** The Parties hereby agree that sale of the Saleable Area shall be made through execution of a Flat Buyer agreement with the prospective buyer/customer having Landowners, Developer and the prospective buyer as parties to this agreement. The said Agreement will be signed by the prospective buyer and the Developer on its behalf and as the GPA holder of the Land owners for which the Land owners will execute the required GPA.
- 11.7** The Landowners shall provide the Developer and its Representatives with necessary written authorities, power of attorneys authorizing the Developer and its representatives to sign and execute buyer's agreement or such other



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

agreements in favour of prospective buyers, allottees and for transfer of the rights, title or interest in the Saleable Areas, viz sale deeds, conveyance deeds or any other lawful deed/agreement in favour of prospective buyers/allottees and to receive consideration/proceeds by way of cheques, pay orders or similar bank instruments, which shall be deposited in the Project Account as stated above.

- 11.8** The Landowners shall further, as and when considered expedient by the Developer, sign and execute all documents/deeds/instruments, etc for transfer/conveyance of titles and interest in the spaces/areas in the Project in favour of the proposed buyers.
- 11.9** The Landowners shall not do any act or deed which would in any manner, whatsoever, including but not limited to creation of any parallel documentation, be in conflict or contrary to the marketing and sales strategy of the Developer.

#### **ARTICLE 12-INDEMNIFICATION**

- 12.1** Each Party (Defaulting Party) hereby agrees to indemnify and hold harmless the other party, its officers, employees, shareholders, directors and affiliates (Non-Defaulting Party) from any or all losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorney's and accountants' fees and disbursements) that have arisen from claims resulting from or relating to or arising out of or in connection with the following:
- (i)** any failure on the part of the Defaulting Party to discharge its liabilities



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Geria South 24 Parganas

07 APR 2018



and/or obligations under this Agreement; and/or

- (ii) any willful act of omission or commission, material breach, misrepresentation, misconduct or negligence by the Defaulting Party, as the case may be, of any covenant; agreement representation, warranty or other obligation contained in this Agreement.

**12.2** In the event of any Defect in relation to the Project Land, the Land Owners shall remedy the Defect

**12.3** Development and sale of Project being responsibility of the Developer, the Developer shall be liable to Indemnify and hold harmless the Land Owners from and against any and/or all losses; liabilities, claims, costs, charges, actions, proceedings or third party claims, damages, including but not limited to, interest; penalties with respect thereto and out-of-pocket expenses (including reasonable attorneys' and accountants fees and disbursements) that have arisen against the Land Owners due to any non-compliance of relevant statutes, laws, bye-laws by the Developer in the course of development of the Project Further, the Developer alone shall be responsible and liable for payment of all dues to its workers/ employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare, etc., and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party. All such claims and demands shall be settled and cleared by the Developer only and no liability on this account shall fall on the Land Owners.

**12.4** The Developer, in its capacity as a developer in terms of this Agreement and as



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2018

irrevocable attorney for the Land Owners, shall not do or cause to be done any act; omission or thing which may in any manner contravene any rules, law or regulations or which may amount to misuse of any terms hereto or breach of any other provisions of law. In case of non-performance or non-observance of any such rules, regulations or law, then the entire liability in that behalf shall be incurred and discharged by the Developer, and furthermore, the Developer undertakes to keep the Land Owners harmless and indemnified against all claims and demands resulting from such non-performance and non-observance of such rules, regulations or law in terms of this clause.

#### **ARTICLE 13- FORCE MAJUERE**

- 13.1** If any time during the term of this Agreement; the performance by either Party of an obligation hereunder shall be excused during any period of Force Majeure and such delay is beyond the reasonable control of a Party (the "Affected Party") and which the Affected Party could not have prevented by the exercise of reasonable skill and care in relation to the development of the Project and which actually prevent; hinder or delay in whole or in part the performance by any party of its obligations under this Agreement "Force Majeure" shall include without limitation, (a) acts of God, including earthquake, storm, flood, tempest, fire, lightning, and other natural calamities; (b) civil commotion, war, act of public enemy; (c) riots or terrorists attacks, sabotage\* epidemic; (d) strikes; (e) unavailability, scarcity, shortage of any construction materials, fuel, power, water, electricity, etc.; (f) the promulgation of or any amendment in any law or Policy of the Government Authority which prevents the construction and development to proceed as agreed in this Agreement; or (g) any event or



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2018

circumstance analogous to the foregoing. Financial inability of a Party to perform shall not be a ground for claiming a Force Majeure. The Affected Party shall immediately notify the other Party of the happening of any such event of Force Majeure. The Affected Party shall constantly endeavour to prevent or make good the delay and shall resume the work as soon as practicable after such event of Force Majeure has come to an end or ceased to exist

- 13.2** In any other event; if a Force Majeure cause or causes shall continue for a period of [180 [one hundred and eighty]] days, the Parties hereto shall mutually discuss the matter and decide one or the other course of action to be taken.

#### **ARTICLE 14**

##### **DISPUTE RESOLUTION, GOVERNING LAW & JURISDICTION**

- 14.1 Amicable Settlement:** In the case of any dispute or claim arising out of or in connection with or relating to this Agreement the Parties shall attempt to first resolve such dispute or claim through amicable discussions.
- 14.2 Arbitration:** If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/ modification thereof all arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Kolkata. The Arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter of the dispute, without prejudice to the final.





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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

- 14.3 Governing Law & Jurisdiction:** This Agreement shall be governed by and construed in accordance with the laws of the India and shall, subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the courts in Kolkata only.

**ARTICLE 15 MISCELLANEOUS PROVISIONS**

- 15.1 No Partnership:** The Parties have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership between them nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.
- 15.2 Waivers:** No waiver of any of the terms of this Agreement shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.
- 15.3 Taxes:** Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act 1961 and all their personal debts and shall indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.
- 15.4 Stamp Duty & Registration:** The Land Owners shall get this Agreement registered. The cost of registration and stamp duty payable thereon shall be paid by the Developer. However, it is agreed that non-registration of this Agreement shall not take away or affect any rights of the Developer or the Land Owners.
- 15.5 Notice:** All notices and other writings to be filed, delivered or served on the



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Additional District ~~Sub-Registrar,~~  
Garia South 24 Parganas

07 APR 2016

other Party pursuant to this Agreement shall be in writing and shall be delivered by speed post, registered mail, courier, facsimile, return receipt requested. Any notice shall be deemed to have been duly given and received upon receipt. Notices to the parties shall be addressed as follows:

To Land Owners:      Attention:      Mr. Amit Kumar Lahoti, Director

**LAHOTI INFRAPROJECTS LTD.**

"Diamond Prestige", Unit No. 611, 6<sup>th</sup>  
Floor, 41A, A.J.C. Bose Road, Kolkata -  
700017,

To Developer:      Attention:      Mr. Amit Ganguly, Director

**GANGULY HOME SEARCH PVT LTD,**

167, Garia Station Road,  
Kolkata- 700084

**15.6 Severability:** Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable; or (ii) requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2018



replaces.

- 15.7 Assignment:** Subject to the provisions of this Agreement this Agreement is personal to the Parties, and shall not be capable of assignment without consent of other Parties.
- 15.8 Termination:** Save and except as permitted under in this Agreement, this Agreement shall not be terminated by either of the Party.
- 15.9 Specific Performance:** This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.
- 15.10 Entire Agreement:** This Agreement sets forth the entire agreement and understanding between the Parties relating to the subject matter herein and supersede any and all prior discussions, communications, negotiations, understanding, agreements, or contracts, whether written or oral. No modification of, or amendment to, this Agreement nor any waiver of any rights under this Agreement, will be effective unless in writing signed by the Parties.
- 15.11 Counterparts:** This Agreement may be executed in one or more counterparts including counterparts transmitted by facsimile, each of which shall be deemed an original, but all of which signed and taken together, shall constitute one document

#### **SCHEDULE**

**ALL THAT** piece and parcel of land measuring **89.47 decimal** be the same a little more or less in R.S. Dag No. 1542, 1539, 1540 & 1541, R.S. Khatian No. 1063, 1652, & 1452, Mouza- Barhans Fartabad, J.L. No. 47,  **Holding No. 50, Barhans** (formerly known as 476, Barhans), within Ward No. 30 of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia, Police



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Additional District Sub-Registrar,  
Garla South 24 Parganas

07 APR 2016

Station- Sonarpur within the District- 24 Parganas (South).

IN WITNESS WHEREOF the parties abovenamed have hereunto set and subscribed their respective hands to these presents on the day month and year first above written.

SIGNED AND DELIVERED by the

Parties above-named in presence of:-

WITNESSES:

1. *Maharaj*  
Maharajprabhat Rd.  
Garia, Kol-89.

2. *Bhaskar Chanda*  
159, Garia str. Rd.  
Kol-89

1. ~~INFRA PROJECTS LTD.~~  
 2. ~~CONSTRUCTION PVT. LTD.~~  
 3. ~~CK PROPERTIES PVT. LTD.~~  
 4. ~~T. B NIRMAN PVT. LTD.~~  
 5. ~~CELIUM TRADERS PVT. LTD.~~  
 6. ~~EXECUTIVE REALTORS PVT. LTD.~~  
 7. ~~LIABLE COMMERCIAL PVT. LTD.~~  
 8. ~~LIABLE TRADERS PVT. LTD.~~  
 9. ~~NEWBIE PROJECTS PVT. LTD.~~  
 10. ~~ORPHIC BUILDERS PVT. LTD.~~  
 11. ~~QUATRE SUPPLIES PVT. LTD.~~  
 12. ~~CHMECH PLAZA PVT. LTD.~~  
 13. ~~ASHION DEALTRADE PVT. LTD.~~  
 14. ~~INFRA PROJECTS LTD.~~  
 15. ~~CONSTRUCTION PVT. LTD.~~  
 16. ~~FORE SIGHT DEVELOPERS PVT. LTD.~~

*Sandip Pramanik*

Authorized Signatory

**LANOTI INFRAPROJECTS LTD.**

*Arif Kumar Lalwani*  
Director

*Rupesh Ranjan Bhasad.*

Signature of the Landowners

For GANGULY HOME SEARCH PRIVATE LIMITED

*[Signature]*  
Director

Signature of the Developer

Drafted by:-

*Sibchan Chatterjee*  
Advocate

High Court, Calcutta.



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Additional District Sub-Registrar,  
Garin South 24 Parganas

07 APR 2018



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sandip Ramsoni K.*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Arif Kumar Lohar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Sant City*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Rajesh Rajan Bared.*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					





Handwritten signature or initials.

Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2010








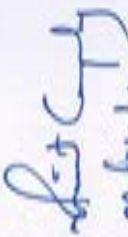



Government of West Bengal

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 16290000477971/2016

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 Rupesh Ranjan Prasad 54, Garia Main Road, Lahabagan, P.O.-Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 02/04/16
2	Mr Amit Ganguly 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 02/04/16
3	Mr Amit Kumar Lahoti Diamond Prestige, Unit No. 611, 6th Floor, 41 A, A. J. C. Bose Road, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Lahoti Infraprojects Ltd]			 02/04/16














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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2010

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4.0	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Cerium Traders Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.1	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Dhatab Nirman Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.2	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Executive Realtors Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.3	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Fore Sight Constructon Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.4	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Fore Sight Developers Pvt. Ltd.]			Sandip Pramanik 07/04/16

















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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**











Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4.5	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O - Hare Street, P.S - Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Liable Commercial Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.6	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Liable Traders Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.7	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O - Hare Street, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Lojack Properties Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.8	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Newbie Projects Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.9	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Orphic Builders Pvt. Ltd.]			Sandip Pramanik 07/04/16
4.10	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Quatre Suppliers Pvt. Ltd.]			Sandip Pramanik 07/04/16



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Additional District Sub-Registrar,  
Garia South 24 Parganas

**07 APR 2016**

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4.11	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O.- Hare Street, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Talga Construction Pvt Ltd.]			<i>Sandip Pramanik</i> 07/04/16
4.12	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O.- Hare Street, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Techmechan Plaza Pvt. Ltd.]			<i>Sandip Pramanik</i> 07/04/16
4.13	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O.- Hare Street, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Trashion Dealtrade Pvt. Ltd.]			<i>Sandip Pramanik</i> 07/04/16
SI No.	Name of the Executant	Category		Finger Print	Signature with date
5	Mr Amit Ganguly 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [Ganguly Home Search Pvt. Ltd.]			<i>Amit Ganguly</i> 07/04/16





Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Bhaskar Chanda Son of Mr Goutam Chanda 159, Garia Strn Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084	Mr Rupesh Ranjan Prasad, Mr Amit Ganguly, Mr Amit Kumar Lahoti, Mr Sandip Pramanik, Mr Amit Ganguly	<i>Bhaskar Chanda</i> 07/04/16

*[Signature]*

(Ajit Bera)

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

Additional District Sub-Registrar,  
Garia South 24 Parganas





  
Additional District Sub-Registrar,  
Garia South 24 Parganas

07 APR 2016

## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Lahoti Infraprojects Ltd Diamond Prestige, Unit No. 611, 6th Floor, 41 A, A, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AACCL2563N,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Amit Kumar Lahoti Diamond Prestige, Unit No. 611, 6th Floor, 41 A, A, J. C. Bose Road, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAZPL9590R,; Status : Representative; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Pvt. Residence
2	Talgo Construction Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCT0778C,; Status : Organization
3	Lojack Properties Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCL7227P,; Status : Organization
4	Dhatab Nirman Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCD0904J,; Status : Organization
5	Cerium Traders Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCC1007Q,; Status : Organization
6	Executive Realtors Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECE0044K,; Status : Organization





**Land Lord Details**

SL No.	Name, Address, Photo, Finger print and Signature
7	Liable Commercial Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCL8920B,; Status : Organization
8	Liable Traders Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCL8921A,; Status : Organization
9	Newbie Projects Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECN9763C,; Status : Organization
10	Orphic Builders Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCO1704G,; Status : Organization
11	Quatre Suppliers Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCCQ3878K,; Status : Organization
12	Techmech Plaza Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCT4049J,; Status : Organization
13	Trashion Dealtrade Pvt. Ltd. 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCT4050K,; Status : Organization
14	Fore Sight Construction Pvt. Ltd. 2, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AABCF2889G,; Status : Organization
15	Fore Sight Developers Pvt. Ltd. 2, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AABCF2888H,; Status : Organization; Represented by their ( 2-15 ) representative as given below:-
2-15 (1)	Mr Sandip Pramanik 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APCPP5996D,; Status : Representative; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Pvt. Residence





## Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
16	<p>Mr Rupesh Ranjan Prasad Son of Mr Makeswar Prasad 54, Garia Main Road, Lahabagan, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKLPP5810A.; Status : Individual; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Pvt. Residence</p>
17	<p>Mr Amit Ganguly Son of Mr Ranjit Ganguly 174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIEPG3746R.; Status : Individual; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Pvt. Residence</p>



**Developer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	Ganguly Home Search Pvt. Ltd. 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Status : Organization; Represented by representative as given below:-
1(1)	Mr Amit Ganguly 174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIEPG3746R,; Status : Representative; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bhaskar Chanda Son of Mr Goutam Chanda 159, Garia Stn Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Rupesh Ranjan Prasad, Mr Amit Ganguly, Mr Amit Kumar Lahoti, Mr Sandip Pramanik, Mr Amit Ganguly	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 1542, RS Khatian No:- 1063	20 Dec	1/-	2,49,73,630/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 35 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 1539, RS Khatian No:- 1652	20 Dec	1/-	2,49,73,630/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 35 Ft.,





Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 1540 , RS Khatian No:- 1452	20 Dec	1/-	2,49,73,630/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 35 Ft.,
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 1541 , RS Khatian No:- 1452	29.47 Dec	1/-	3,67,98,644/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 35 Ft.,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Lahoti Infraprojects Ltd	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Talgo Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Lojack Properties Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Dhatab Nirman Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Cerium Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Executive Realtors Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabie Commercial Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabie Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Newbie Projects Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Orphic Builders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Quatre Suppliers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Techmech Plaza Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Trashion Dealtrade Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Developers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Rupesh Ranjan Prasad	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Amit Ganguly	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235





**Transfer of Property from Land Lord to Developer**

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L2	Lahoti Infraprojects Ltd	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Talgo Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Lojack Properties Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Dhatab Nirman Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Cerium Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Executive Realtors Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabe Commercial Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabe Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Newbie Projects Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Orphic Builders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Quatre Suppliers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Techmech Plaza Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Trashion Dealtrade Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Developers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Rupesh Ranjan Prasad	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Amit Ganguly	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235



**Transfer of Property from Land Lord to Developer**

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L3	Lahoti Infraprojects Ltd	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Talgo Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Lojack Properties Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Dhatab Nirman Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Cerium Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Executive Realtors Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabile Commercial Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Liabile Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Newbie Projects Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Orphic Builders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Quatre Suppliers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Techmech Plaza Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Trashion Dealtrade Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Fore Sight Developers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Rupesh Ranjan Prasad	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235
	Mr Amit Ganguly	Ganguly Home Search Pvt. Ltd.	1.17647	5.88235





**Transfer of Property from Land Lord to Developer**

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L4	Lahoti Infraprojects Ltd	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Talgo Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Lojack Properties Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Dhatab Nirman Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Cerium Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Executive Realtors Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Liabie Commercial Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Liabie Traders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Newbie Projects Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Orphic Builders Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Quatre Suppliers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Techmech Plaza Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Trashion Dealtrade Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Fore Sight Construction Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Fore Sight Developers Pvt. Ltd.	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
	Mr Rupesh Ranjan Prasad	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235
Mr Amit Ganguly	Ganguly Home Search Pvt. Ltd.	1.73353	5.88235	

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	Dibakar Bhattacharjee
Address	High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate





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

Endorsement For Deed Number : I - 162901126 / 2016

Query No/Year	16290000477971/2016	Serial no/Year	1629001399 / 2016
Deed No/Year	I - 162901126 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Sandip Pramanik	Presented At	Private Residence
Date of Execution	07-04-2016	Date of Presentation	07-04-2016

Remarks

On 07/04/2016

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

Presented for registration at 19:30 hrs on : 07/04/2016, at the Private residence by Mr Sandip Pramanik ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,17,19,534/-

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

Execution is admitted on 07/04/2016 by

Mr Rupesh Ranjan Prasad, Son of Mr Makeswar Prasad, 54, Garia Main Road, Lahabagan, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Business

Indetified by Mr Bhaskar Chanda, Son of Mr Goutam Chanda, 159, Garia Stn Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 07/04/2016 by

Mr Amit Ganguly, Son of Mr Ranjit Ganguly, 174, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Business

Indetified by Mr Bhaskar Chanda, Son of Mr Goutam Chanda, 159, Garia Stn Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 07/04/2016 by

Mr Amit Kumar Lahoti director, Lahoti Infraprojects Ltd, Diamond Prestige, Unit No. 611, 6th Floor, 41 A, A, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Amit Kumar Lahoti, Son of Mr Shyam Sundar Lahoti, Diamond Prestige, Unit No. 611, 6th Floor, 41 A, A, J. C. Bose Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business

Indetified by Mr Bhaskar Chanda, Son of Mr Goutam Chanda, 159, Garia Stn Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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





Execution is admitted on 07/04/2016 by

1. Mr Sandip Pramanik authorised signatory, Talgo Construction Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
2. Mr Sandip Pramanik authorised signatory, Lojack Properties Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
3. Mr Sandip Pramanik authorised signatory, Dhatab Nirman Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
4. Mr Sandip Pramanik authorised signatory, Cerium Traders Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
5. Mr Sandip Pramanik authorised signatory, Executive Realtors Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
6. Mr Sandip Pramanik authorised signatory, Liable Commercial Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
7. Mr Sandip Pramanik authorised signatory, Liable Traders Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
8. Mr Sandip Pramanik authorised signatory, Newbie Projects Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
9. Mr Sandip Pramanik authorised signatory, Orphic Builders Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
10. Mr Sandip Pramanik authorised signatory, Quatre Suppliers Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
11. Mr Sandip Pramanik authorised signatory, Techmech Plaza Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business
12. Mr Sandip Pramanik authorised signatory, Trashion Dealtrade Pvt. Ltd., 32, Ezra Street, 6th Floor, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business





13. Mr Sandip Pramanik authorised signatory, Fore Sight Construction Pvt. Ltd., 2, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business

14. Mr Sandip Pramanik authorised signatory, Fore Sight Developers Pvt. Ltd., 2, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Mr Sandip Pramanik, Son of Mr Biswanath Pramanik, 32, Ezra Street, 6th Floor, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business

Indetified by Mr Bhaskar Chanda, Son of Mr Goutam Chanda, 159, Garia Stn Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 07/04/2016 by

Mr Amit Ganguly director, Ganguly Home Search Pvt. Ltd., 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Mr Amit Ganguly, Son of Mr Ranjit Ganguly, 174, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By profession Business

Indetified by Mr Bhaskar Chanda, Son of Mr Goutam Chanda, 159, Garia Stn Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service



(Abhijit Bera)

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

On 08/04/2016

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

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

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Draft Rs 70,050/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 511, Purchased on 01/04/2016, Vendor named S K Sarkar.



Description of Draft

1. Rs 70,060/- is paid, by the Draft(8554) No: 078431000442, Date: 08/04/2016, Bank: STATE BANK OF INDIA (SBI), BAGHJTIN BZR GNGULI BGN.



(Abhijit Bera)

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2016, Page from 24205 to 24255

being No 162901126 for the year 2016.



Digitally signed by ABHIJIT BERA  
Date: 2016.04.12 11:28:37 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Bera) 4/12/2016 11:28:36 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)

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