

7393/16

7938/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



V 676977

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made on this 18th day of August 2016.

BETWEEN

- (1) MR. TAPASH MITRA, son of Late Ganesh Chandra Mitra, residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park , Kolkata - 700058, by faith- Hindu, by Occupation - Business (PAN AEXPM8393P); and
- (2) MS. ANUJA MITRA, daughter of Late Ashoke Mitra, residing at 239 Lake Road, Police Station - Lake, Post Office- Rash Behari Avenue, Kolkata - 700 029 (PAN CNEPM3024R); and
- (3) MR. APURBA MITRA, son of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park , Kolkata - 700068, by faith- Hindu, by Occupation - Service (PAN AKMPM3113C); and
- (4) MR. TARIT MITRA, son of Late Tejamoy Mitra, residing at 380, Jodhpur Park, Police Station - Lake, Post Office Jodhpur Park Kolkata - 700 068, by faith- Hindu, by Occupation - Service (PAN AJSPM6527D); and

Certified that the Document is admitted to Registration. The Signature Sheet and the endorser are the part of the document

Additional Registrar of Assurance-IV, Kolkata

19 AUG 2016

Visit
18.8.16
at no. 0-1140588/16
Dev Agreement

Additional Registrar of Assurance-IV, Kolkata

C.No-2164/16

July 250 -
July 150 -
200 -

18/8/16

- 26440

17 MAY 2016

No. Es. 100/- Date

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27

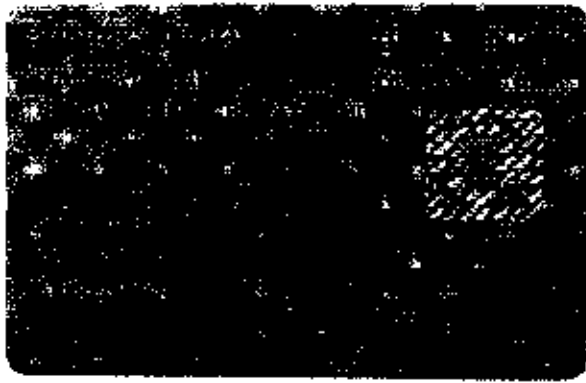


Ra. B. Manna

*Boivash Kulkarni
8/04-16-K. Kulkarni
2/119 vidya Sagar Colony
P.O - Naktala
P.S - Patuli
KOL - 700047*

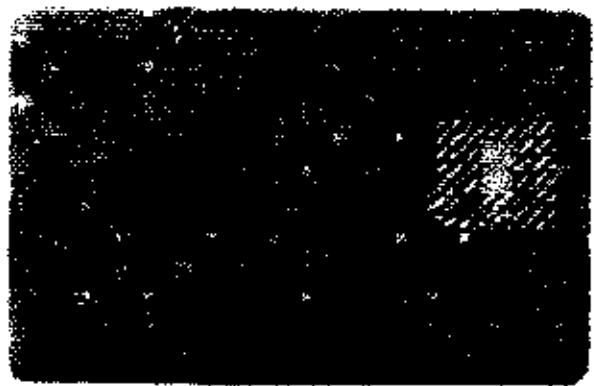


REGISTRAR
OF ASSURANCES, KOLKATA
18 AUG 2016



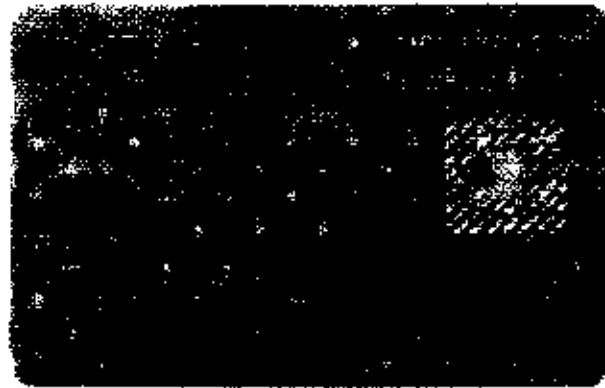


REGISTRAR OF ASSURANCES, KOLKATA
18 AUG 2016



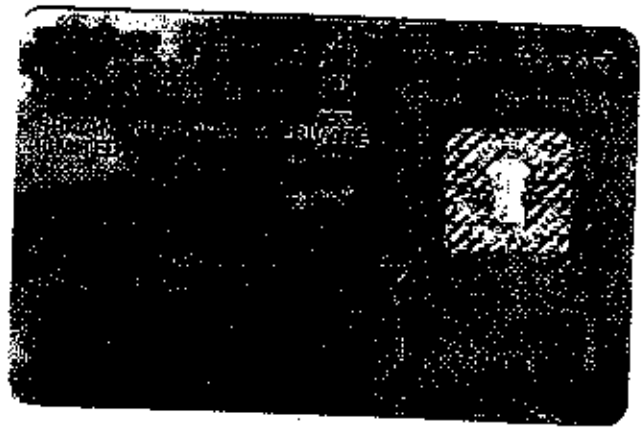


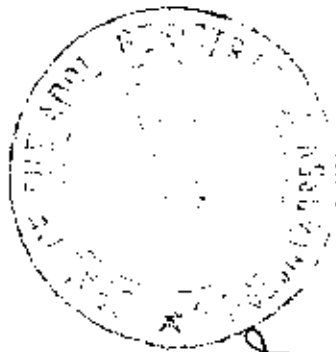
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2010





MEMORANDUM
OF ASSASSINATION KOLKATA
18 AUG 2015

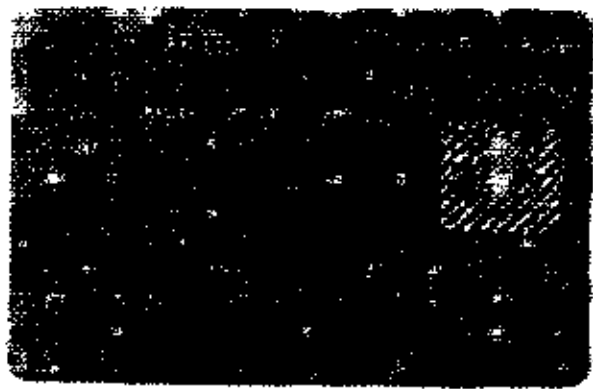




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18 AUG 2015

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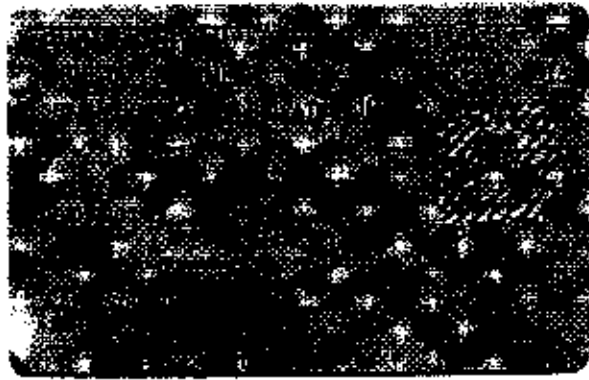


REGISTRATION
OF ASSURANCE COMPANIES
ACT, 1938

9

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

18 AUG 2019





ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 AUG 2010



Quick Link

- [Tax Calculator](#)
- [Apply Online - PAN/TAN](#)
- [E-Pay Tax](#)
- [View Form 26AS \(Tax Credit\)](#)

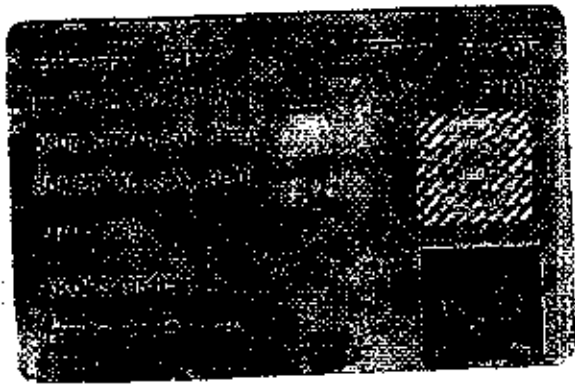
Know Your Jurisdiction

Jurisdiction Details for AAQCS4081C

Surname	SRIJAN ENCLAVE PRIVATE LIMITED
Middle Name	
First Name	
Area Code	WBG
AD Type	W
Range Code	101
AO Number	1
Jurisdiction	WARD 1(1), KOLKATA
Building Name	AAYAKAR BHAVAN, KOLKATA
Email ID	bsrun.k.roy@incometax.gov.in

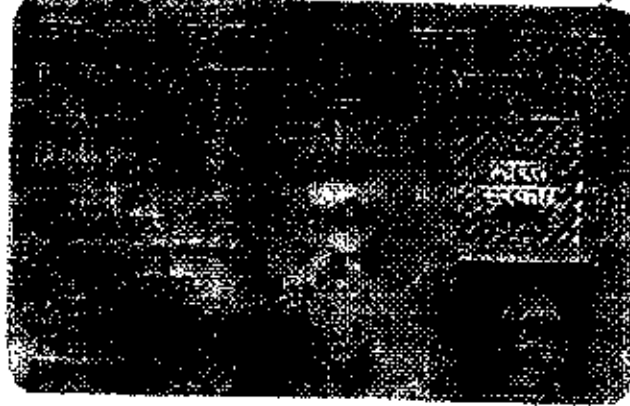
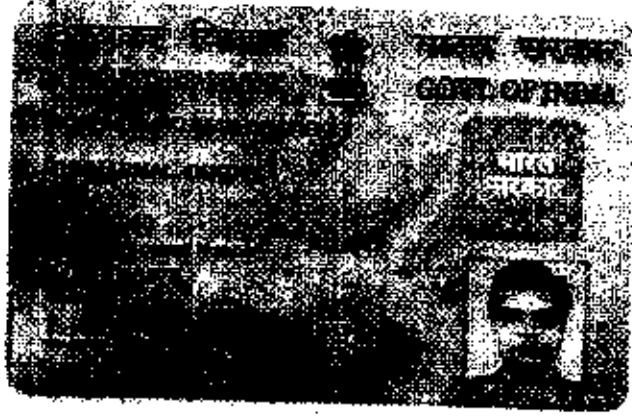
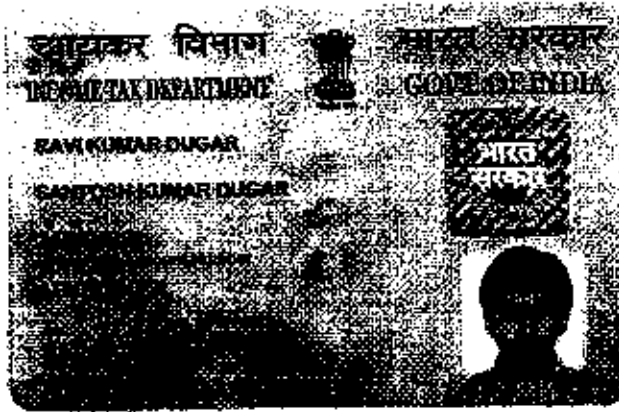


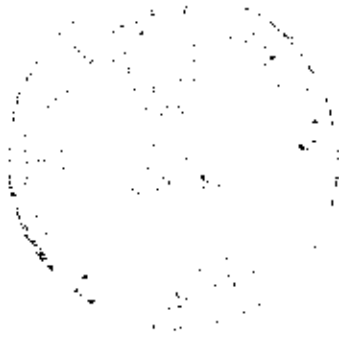
7
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
S B AD



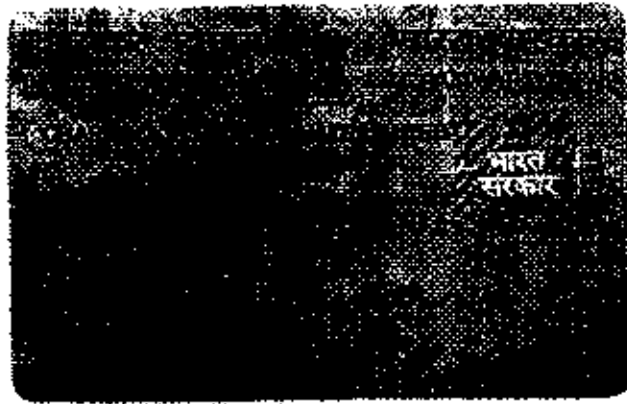
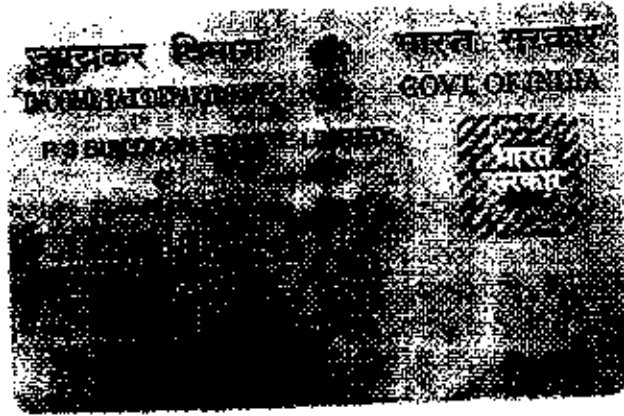


AMENDMENT TO THE
REGISTRATION OF ASSURANCES ACT, 1938
KOLKATA
8 AUG 2016





ADDITIONAL REGISTRAR
OF ASSURANCES-W, KOLKATA
18 AUG 2019





Handwritten signature or initials in black ink, written over a faint rectangular stamp. Below the signature, the date "18 AUG 2010" is printed in a small, black font.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2016



ADDITIONAL REGISTRAR
OF ACTUARIES & ACCOUNTANTS
18 AUG 2016

CAZ067691615314

PIN:700029, WEST BENGAL, INDIA

FLAT-3, KOLKATA

239, LAKE ROAD

MITRA MITRA

ASNOKE MITRA



EMIGRATION CHECK REQUIRED

Service observation




8 AUG 2015





ADDITIONAL REGISTRAR
OF ASSURANCES IN WEST BENGAL
18 AUG 2010

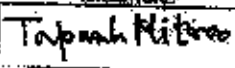
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEXPM8393P



नाम / NAME
TAPASH MITRA


पिता का नाम / FATHER'S NAME
GANESH MITRA

जन्म तिथि / DATE OF BIRTH
08-06-1955

हस्ताक्षर / SIGNATURE


[Signature]
 1000000000, 1.1.1.11
 COMMISSIONER OF INCOME-TAX, W.B. - XI

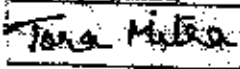
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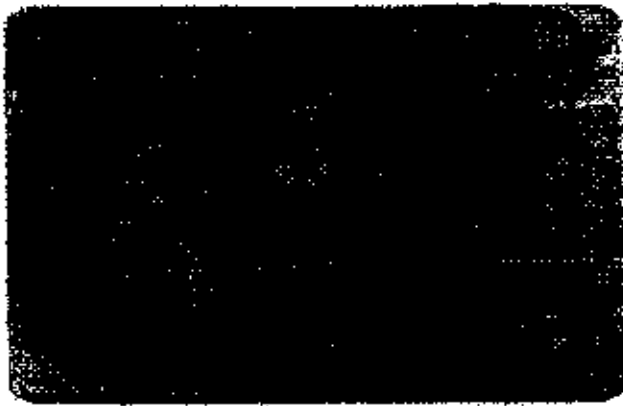
नाम / NAME
TARA MITRA

पिता का नाम / FATHER'S NAME
GANESH CHANDRA MITRA

जन्म तिथि / DATE OF BIRTH
19-12-1958

हस्ताक्षर / SIGNATURE


[Signature]
 1000000000, 1.1.1.11
 COMMISSIONER OF INCOME-TAX, W.B. - XI





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2010









Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001140588/2016

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


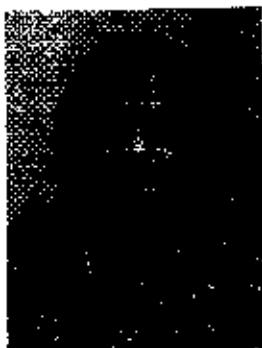


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TAPASH MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord		4710 	Tapash Mitra 18-8-2016
2	Ms ANUJA MITRA 239, LAKE ROAD, P.O:- RASH BEHARI AVENUE, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord		4311 	Anuja Mitra 18-8-2016
3	Mr APURBA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord		4712 	Apurba Mitra 18-8-2016



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2016

I. Signature of the Person(s)




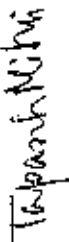

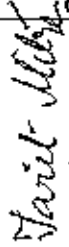
at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr TARIT MITRA 380, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord		4713	Tarit Mitra 18.8.16
5	Mrs TORA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord		4714	Tora Mitra 18.8.16
6	Mr SANTOSH KUMAR DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		4715	Santosh Kumar Dugar 18/08/2016
7	Mr SURENDRA KUMAR DUGAR 2B, DOVER ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		4716	Surendra Kumar Dugar 18.8.16



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2012





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
8	Mr PRADIP KUMAR CHOPRA 52/41, BALLYGUNGE CIRCUIAL ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		 4717	 18 th Aug 2016
9	Mr TAPASH MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord			 18-08-2016
10	Mr APURBA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord			 18-08-2016
11	Mr TARIT MITRA 380, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700068	Land Lord			 18/8/16


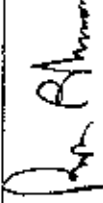
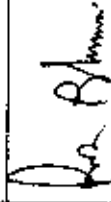
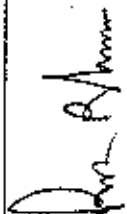



REGISTRAR
OF ASSAM, KOLKATA
18 AUG 2011

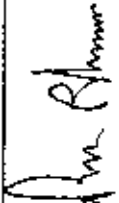
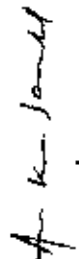
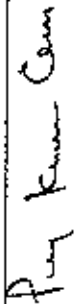
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mrs TORA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord			Tora Mitra 18.8.16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Mr ARUN KUMAR SANCHETI 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [ARUN KUMAR SANCHETI HUF]		4718 	Arun Kumar 18/8/16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Mr SANTOSH KUMAR DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BHOWANIPORE, P.S:- Bultygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [PS CONSTRUCTIONS]			Santosh Kumar Dugar 12/08/2016
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15.0	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Land Lord [SRIJAN COMPLEX PVT. LTD.]		4709 	Prakash Kumar 18/8/16

ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA
18 AUG 2015

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15.1	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN ENCLAVE PVT. LTD.]			 18/8/16
15.2	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN INFRA REALTY PVT. LTD.]			 18/8/16
15.3	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN LAND AND BUILDING PVT. LTD.]			 18/8/16
15.4	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN NIWAS PVT. LTD.]			 18/8/16
15.5	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN PROMOT ERS PVT. LTD.]			 18/8/16



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2016

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15.6	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Land Lord [SRIJAN REGENC Y PVT. LTD.]			 18/8/16
16	Mr ARUN KUMAR SANCHETI 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Land Lord [CHARNO CK ESTATE PVT. LTD.]			 18/8/16
17	Mr PRADIP KUMAR CHOPRA 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Land Lord [P S BUILDCO N PVT. LTD.]			 18 th Aug 2016.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2018

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
18	Mr RAVI KUMAR DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Developer [PS SRIJAN REALVENTURE LLP]		4919 	<i>Ravi Kumar Dugar</i> 18/8/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr BIVASH MUKHERJEE Son of Late B K MUKHERJEE 2/119, VIDYA SAGAR COLONY, P.O.- NAKTALA, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Mr TAPASH MITRA, Ms ANUJA MITRA, Mr APURBA MITRA, Mr TARIT MITRA, Mrs TORA MITRA, Mr SANTOSH KUMAR DUGAR, Mr SURENDRA KUMAR DUGAR, Mr PRADIP KUMAR CHOPRA, Mr TAPASH MITRA, Mr APURBA MITRA, Mr TARIT MITRA, Mrs TORA MITRA, Mr ARUN KUMAR SANCHETI, Mr SANTOSH KUMAR DUGAR, Mr PRAKASH KUMAR BHIMRAJKA, Mr ARUN KUMAR SANCHETI, Mr PRADIP KUMAR CHOPRA, Mr RAVI KUMAR DUGAR		<i>Bivash Mukherjee</i> 18/08/2016	

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2016

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

GRN: 19-201617-001900300-1 Payment Mode Online Payment
GRN Date: 16/08/2016 16:37:12 Bank : IDBI Bank
BRN : 97565089 BRN Date: 16/08/2016 16:53:58

DEPOSITOR'S DETAILS

Id No. : 19040001140588/1/2016
(Query No./Query Year)

Name : P.S.Srijan Realventure LLP
Contact No. : Mobile No. : +91 9830056784
E-mail :
Address : 83 Topsia Road (S) Kolkata- 700046
Applicant Name : Mr BAPI DAS
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 1

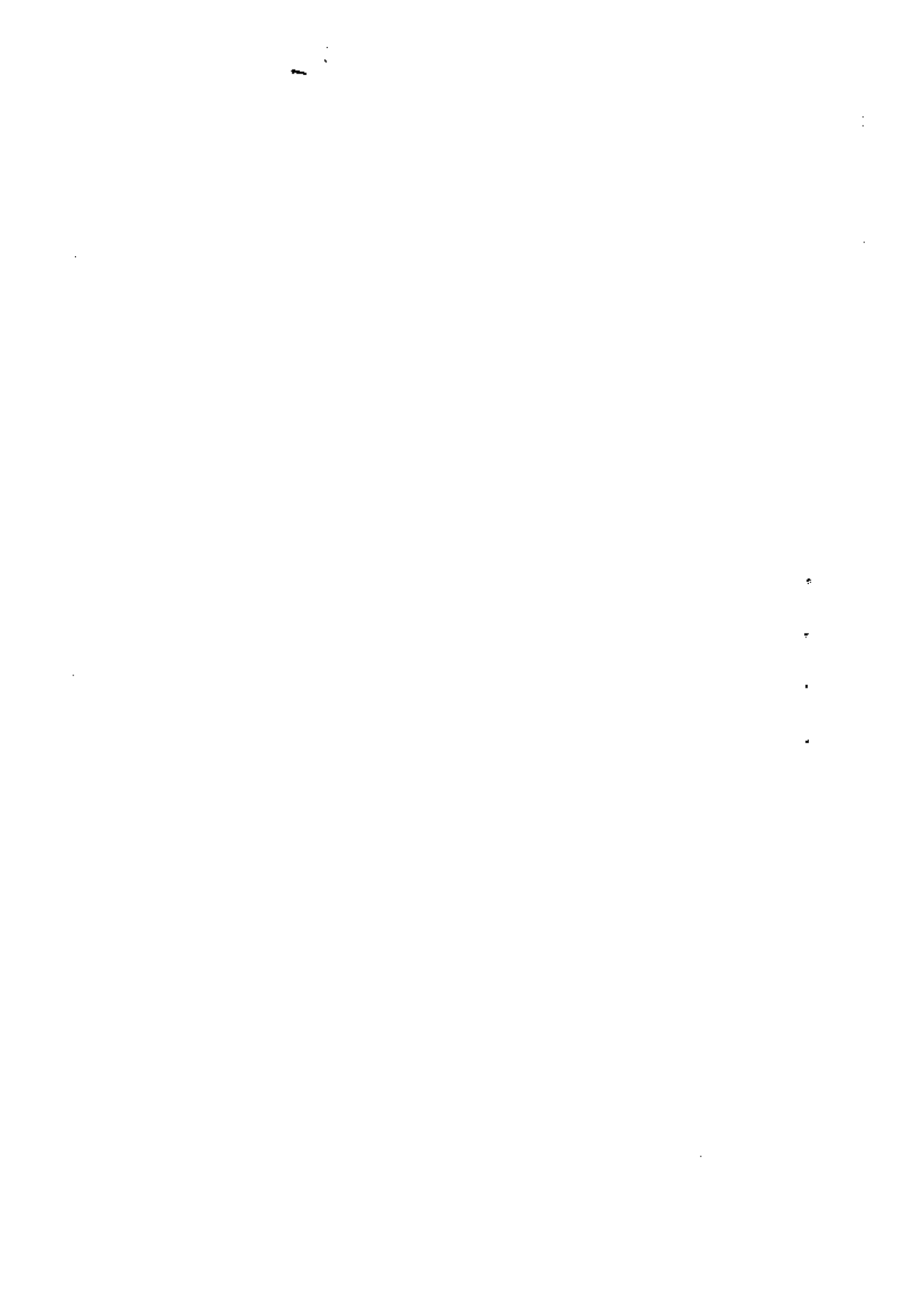
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040001140588/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	74901 ✓
2	19040001140588/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	522580 ✓

Total

597481.

In Words : Rupees Five Lakh Ninety Seven Thousand Four Hundred Eighty One only



- (5) **MRS. TORA MITRA**, daughter of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park, Kolkata - 700068; by faith- Hindu, by Occupation - Housewife (PAN AEZPM8228B); and
- (6) **MR. SANTOSH KUMAR DUGAR**, son of Late J M Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019, by faith - Hindu, by occupation - Business (PAN AGRPP3021D); and
- (7) **MR. SURENDRA KUMAR DUGAR**, son of Late J M Dugar, residing at 2B, Dover Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019; by faith - Hindu, by occupation - Business (PAN ACUPD 1317K); and
- (8) **MR. PRADIP KUMAR CHOPRA**, son of Late Motilal Chopra, residing at 52/4/1, Ballygunge Circular Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019; by faith - Hindu, by occupation - Business (PAN ACAPC9922B); and
- (9) **MR. ARUN KUMAR SANCHETI (HUF)**, represented by its Karta Arun Kumar Sancheti, son of Sri Sumermal Sancheti, residing at 26B, Camac Street, P.S - Station - Shakespeare Sarani, Post Office- Park Street, Kolkata 700016 (PAN AAETHA1129G); and
- (10) **PS CONSTRUCTIONS**, a partnership firm having its registered office at 12C, Chakraberia Road (N), Police Station-Ballygunge., Post Office- Ballygunge, Kolkata 700020 represented by its Partner Mr. Santosh Kumar Dugar, son of Late J M Dugar residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office- Bhowanipore, Kolkata 700019 (PAN AAEP0079J); and
- (11) **SRIJAN INFRA REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 5, Ranteshwar Malia Road, Police Station-Golabari, Post Office- Howrah, Howrah 711101 represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park, Kolkata - 700040 (PAN AAQCS4626M); and
- (12) **SRIJAN LAND & BUILDING PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, Police Station-Bhowanipore, Post Office- Lala Lajpat Rai Sarani, Kolkata 700020 represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station-Regent Park, Post Office- Regent Park, Kolkata - 700 040 (PAN AAQCS4067B); and
- (13) **SRIJAN REGENCY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, Police Station-Bhowanipore, Post Office- Lala Lajpat Rai Sarani, Kolkata 700020 represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park, Kolkata - 700 040 (PAN AAQCS4060F); and
- (14) **SRIJAN PROMOTERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Duplex Flat No' R1, Block P,



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Sherwood Estate, 169 NSC Bose Road, Police Station- Sonarpur., Post Office- Sonarpur, Kolkata 700103 represented by its authorized signatory Mr. Prakash Kumar Bjiimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park, Kolkata-700040 (PAN AARCS 0059H); and

- (15) **SRIJAN NIWAS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, P.S Bhowanipore , Post Office – Lala Lajpat Rai Sarani , Kolkata 700020, represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park Kolkata - 700 040 (PAN AAQCS 4067E); and

hereinafter collectively referred to as **PARTIES OF THE FIRST PART** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, as the case may be);

- (1) **CHARNOCK ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act. 1956 and having its registered office at 83, Topsia Road (South), Police Station- Topsia, Post Office- Gobinda Khatik Road, Kolkata 700046 represented by its Director Mr. Arun Kumar Sancheti, son of Sri Sumermal Sancheti residing at 26B, Carnac Street, Police Station -Shakespeare Sarani Kolkata 700016; P.O Park Street (PAN AACCC8833C); and
- (2) **SRIJAN ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 5, Rameshwar Malia Road, Police Station- Golabari, Post Office- Howrah, Howrah 711101 represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park, Kolkata -700 040 (PAN AAQCS4061C); and
- (3) **P S BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act. 1956 and having its registered office at 12C, Chakraberia Road (N), Police Station- Bhawanipur, Post Office- Ballygunge, Kolkata 700020 represented by its Director Mr. Pradip Kumar Chopra, son of late Motilal Chopra, residing at 52/4/1, Ballygunge Circular Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019 (PAN AAACP1754H); and
- (4) **SRIJAN COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 85, Prince Anwar Shah Road, City High, Tower 3, Flat No 14J, Police Station-Charu Market, Post Office-Tollygunge, Kolkata 700033 represented by its authorized signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka residing at 131/9, NSC Bose Road, Police Station- Regent Park, Post Office- Regent Park, Kolkata -700 040 (PAN AAQCF9535H); and

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- (5) **MR. TAPASH MITRA**, son of Late Ganesh Chandra Mitra, residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park , Kolkata - 700068, by faith- Hindu, by Occupation - Business (PAN AEXPM8393P);
- (6) **MR. APURBA MITRA**, son of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park, Kolkata - 700068, , by faith- Hindu, by Occupation - Service (PAN AKMPM3113C); and
- (7) **MR. TARIT MITRA**, son of Late Tejamoy Mitra, residing at 380, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur Park , Kolkata - 700 068, by faith- Hindu, by Occupation - Service (PAN AJSPM6527D); and
- (8) **MRS. TORA MITRA**, daughter of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park, Kolkata - 700068; by faith- Hindu, by Occupation - Housewife (PAN AEZPM82288); and

hereinafter collectively referred to as **PARTIES OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, as the case may be);

AND

PS SRUAN REALVENTURE LLP., (PAN AANFP436GR) a Limited Liability Partnership incorporated and registered under the Limited Liability Partnership Act 2008, having its registered office at 83, Topsia Road (South), Police Station-Tiljala, Post Office- Topsia, Kolkata - 700 046, hereinafter referred to as **THE DEVELOPER** represented its Partner, Mr. Ravi Kumar Dugar son of Mr. Santosh Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station-Ballygunge, Post Office- Ballygunge, Kolkata -- 700019 (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership firm or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**.

The Owners (defined below) and the Developer yrs collectively referred to as the "Parties" and individually as the "Party".

WHEREAS :

- A. The **PARTIES OF THE FIRST PART** are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 14 Bighas 6 Cotlahs 15 Chittacks and 27 square feet equivalent to 474.31 decimals (more or less) at Mouza Doharia, J.L. No. 45, P.S. Barasat, District North 24- Parganas within Madinyagram Municipality, Ward No.17 (more fully and particularly described in the **Part-A** of the **First Schedule** hereunder written and hereinafter for the sake or brevity referred to as the said "**FIRST LAND**"), free from

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all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

- B. The **PARTIES OF THE SECOND PART** are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 2 Bighas 17 Coltans 10 chittacks 3 sq. ft equivalent to 95.25 decimals (more or less) comprised in Dag Nos. 1321 and 1322 at Mouza Dohsria, J.L. No. 45, P.S. Barasat, District North 24-Parganas within Madhyamgram Municipality, Ward No.17 (more fully and particularly described in the **Part-B** of the **First Schedule** hereunder written and hereinafter for the sake or brevity referred to as the said "**SECOND LAND**"), free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.
- C. The entirety of the said **FIRST LAND** and **SECOND LAND** hereinafter collectively referred to as the "**said Land**" and morefully described in **Part-C** of the **First Schedule** hereunder written) is presently being owned and occupied by the respective Owners (defined below) in the manner set out in the **Second Schedule**. The **PARTIES OF THE FIRST PART** and **PARTIES OF THE SECOND PART** (hereinafter collectively referred to as the "**Owners**").
- D. The Parties from time to time negotiated the Development Rights (defined below) and had executed several documents morefully described in Article XXIII herein ("**Past Agreements**"). Thereafter, the Parties arrived at an agreement to develop the said Land and commercially exploit the same and by a Development Agreement dated 20th November 2014 and registered in the office of the DSR-III, Barasat, North 24 Parganas in Book No-I, Vol. No.- 21, Pages 3732 to 3776, Being No 09716 for the year 2014 ("**Registered Development Agreement**"), the Owners herein therein also referred to as the Owners for the terms and conditions stated therein, granted the exclusive Development Rights (defined below) of the said Land unto and in favour of the Developer herein therein also referred to as the Developer.
- E. Pursuant to the said Registered Development Agreement, the Developer had obtained sanctioned Building Plan bearing No. 680/MM/2015-16 dated 24 August 2015 ("**Building Plan**") from the Madhyamgram Municipality. According to the said Building Plan the total saleable area is 9,04,855 square feet approximately.
- G. Thereafter, the Developer approached Indian Green Building Council for award of Gold Rating ("**IGBC Gold Rating**") on satisfactory compliance of "Green Building" norms which will entitle the Project to get further additional sanction of an estimated 50,000 square feet more or less and on receipt of the said IGBC Gold Rating the Developer shall apply to Madhyamgram Municipality for a further additional sanction of saleable area of 50,000 square feet more or less.
- H. In view of the above development, the Parties have further negotiated and decided to enter into a fresh development agreement for the consolidation and on the terms and conditions hereinafter appearing as if this Agreement along with all its schedules shall constitute the sole and entire agreement between the Parties and shall be deemed to have been executed in supersession of the Past Agreements

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NOW THIS AGREEMENT WITNESSETH and is hereby agreed by and between the Parties hereto as follows:

ARTICLE-I - DEFINITIONS

Unless in this Agreement there is something in the subject or context inconsistent therewith,

- 1.1 **ADVOCATES** - shall mean Khaitan & Co LLP, Solicitors & Advocates, 1B, Old Post Office Street, Kolkata- 700 001.
- 1.2 **ARCHITECT** - shall mean such person or persons who may be appointed by the Developer as the Architect for the Complex (defined below) with intimation to the Owners.
- 1.3 **ASSOCIATION** - shall mean any company incorporated under the Companies Act, 1956 or any Association or any Syndicate or a Committee or registered Society as may be formed by Developer for the Common Purposes (defined below) having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and coverages herein contained.
- 1.4 **BUILDING** - shall mean the buildings to be constructed as per the Building Plan on the said Land and shall include the parking and other spaces intended or means for the enjoyment of the building.
- 1.5 **BUILDING PLAN** - shall have the meaning assigned to it in Recital E and shall include the plans for construction of the building submitted/to be submitted to MED or any competent authority for sanction and shall include any amendments thereto or modifications thereof made or caused by the Developer after the approval of the Owners.
- 1.6 **CAR PARKING SPACE** - shall mean all the spaces in the portions at the basement or ground floor level and upper level, dependent or independent or whether open or covered, of the Complex expressed or intended to be reserved for parking of motor cars/scooters.
- 1.7 **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, location, enjoyment, provisions, maintenance and/or management of the Complex as are included in the **Third Schedule** hereunder written.
- 1.8 **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 **Fourth Schedule** hereunder written to be contributed, borne, paid and shared by the



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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.

- 1.9 **COMMON PURPOSES** - shall mean and include the purpose of managing, maintaining and up keeping the Complex as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the transferees and/or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common-Areas, Facilities and Amenities in common.
- 1.10 **COMPLETION NOTICE** - shall mean the possession notice as defined hereinafter.
- 1.11 **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.
- 1.12 **DATE OF COMMENCEMENT OF LIABILITY** - shall mean the date on which Transferees of the Units, take actual physical possession of their Unit after fulfilling all their liabilities and obligations in terms hereof.
- 1.13 **DEPOSITS/EXTRA CHARGES/TAXES** - shall mean the amounts specified in the Fifth Schedule hereunder to be deposited/paid by Owners/transferees of the units or their respective transferees as the case may be to the Developer.
- 1.14 **DEVELOPMENT RIGHTS** - shall refer to the right, power, entitlement, authority, sanction and permission to:
- (i) enter upon for the purpose of development and construction of the Complex;
 - (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) and to exercise full, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the super built up area on the Land 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;

- (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;
- 1.15 **DEVELOPER'S SHARE** – shall mean such percentage of the Sale Proceeds (excluding taxes, duties, deposits, club charges/legal fees and maintenance/facilities charges collected from the Purchasers of the Units in the Project) as is provided in Clause 9.3 herein to be received by the Developer from time to time and shall include any change in such share as provided in Clause 19.15 of the Agreement;
- 1.16 **FIRST LAND** - shall have the meaning assigned to it in Recital A;
- 1.17 **SECOND LAND** - shall have the meaning assigned to it in Recital B;
- 1.18 **LAND** - shall have the meaning assigned to it in Recital C;
- 1.19 **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.
- 1.20 **MARKETING** - shall mean marketing, advertisement and promotion of the Project to be undertaken by the Developer.
- 1.21 **MARKETING AGENT** - shall have the meaning assigned to it in Clause 8.1.
- 1.22 **OWNERS** - shall have the meaning assigned to it in Recital C;
- 1.23 **OWNER & DEVELOPER** - shall include their respective transferees.
- 1.24 **OWNER'S SHARE** - shall mean such percentage of the Sale Proceeds (excluding taxes, duties, deposits, club charges, legal fees and maintenance/facilities charges collected from the Purchasers of the Units in the Project) as is provided in Clause 9.3 herein to be paid to the Owners from time to time and shall include any change in such share of as provided in Clause 19.15 of the Agreement;

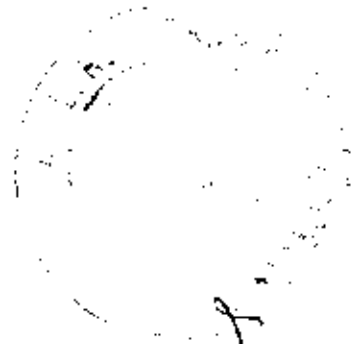


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- 1.25 **PROPORTIONATE OR PROPORTIONATELY** - according to the context shall mean the proportion in which the Sale Proceeds shall be shared between the Owners and the Developer;
- 1.26 **SALE PROCEEDS** - shall mean and include all amounts, considerations and receipts including premium, advances and deposits (forming part of the consideration), whether one time or periodical, as may be received and collected by the Developer from (a) transfer of the Unit(s) and proportional undivided interest in the Land in the Project to intending Purchasers; (b) transfer of exclusive car park areas/spaces; and (c) transfer of proportionate Common Areas Facilities and Amenities; (d) leasing/licensing/renting of Unit(s) in the Project which are not transferred on outright-sale basis; BUT shall not include any amounts received or collected by the Developer towards:
- (i) any service tax, VAT or any other present or future taxes/cess or any other statutory or government levies or fees/charges on development, construction or sale/transfer of any Units or otherwise on the Project;
 - (ii) any electricity/ water or any other utility deposits;
 - (iii) any moneys collected/received from the Purchasers for providing facilities/utilities including electricity, water, club amenities/ equipments etc.;
 - (iv) any monies collected towards maintenance and/or contribution towards corpus fund, any amount received from the prospective Purchasers towards legal charges, share money, society membership fees, stamp duty, registration fee, documentation charges for transfer of Unit(s) and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the prospective purchasers;;
 - (v) all fitment charges, furniture, machineries, equipment, furnishing, tools, etc. to , be provided to Institutional Units;
 - (vi) any grants and/or subsidies to be received for or in connection or in relation with the Development Work of the Project from the Authorities concerned under any Governmental or Statutory Schemes; and
 - (vii) any payment which may be specifically stated elsewhere in the Agreement to be solely realized and appropriated by the Developer;

and accordingly any such amounts received and collected by the Developer at (i) to (vii) shall not be shared with the Owners.

- 1.27 **SALEABLE SPACE** - shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.28 **SIGNAGE SPACE** - shall include all signage and display spaces outside all Units/spaces in the common areas of the commercial area/ if any, and in the Complex and the exterior of the Buildings including the roofs, earmarking area and the open areas of the Buildings as also the boundary walls surrounding the Complex.



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- 1.29 **SPECIFICATION** - shall mean the specification for the said Complex as mentioned in the Sixth schedule hereunder written subject to minor alterations or modifications,
- 1.30 **TITLE DEEDS** - shall mean the documents of title of the Owners in respect of the said Land mentioned in the Seventh schedule hereunder written.
- 1.31 **TRANSFER** - with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building to purchasers thereof, although the same may not amount to a transfer in law.
- 1.32 **TRANSFeree/PURCHASER** - according to the context shall mean all the prospective or actual transferees who would agree to acquire or take on rent or lease or shall have acquired or taken on rent or lease any Unit in the Complex.
- 1.33 **MASCULINE GENDER** - shall include feminine gender and vice versa.
- 1.34 **SINGULAR NUMBER** - shall include plural number and vice versa.
- 1.35 **FORCE MAJEURE EVENTS** - shall mean flood, earthquake, riot, war, storm/tempest civil commotion, strike, lock out, prohibitory order and/or directions issued by the Court of competent jurisdiction, Municipal authority, Central or State Government or any other Local Body or Authority otherwise than due to default and/or negligence and/or violation of any law, rules and regulations by any of the Parties and/or its agents or subcontractors, or employees or labourers and any act or commission beyond the control of the Party so prevented.
- 1.36 **UNIT(s)** - shall mean the self-contained units, flats, apartments, etc for residential purposes and other built up spaces to be enjoyed for commercial purposes and shall also include car parking spaces in the Project to be constructed/ developed by Developer;

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 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



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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 to 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.

ARTICLE III -TITLE INDEMNITIES AND REPRESENTATIONS

- 3.1 The Owners doth hereby declare and covenant with the Developer as follows:
 - 3.1.1 That the Owners are the absolute owners and are seized and possessed of and/or otherwise well and sufficiently entitled to All That the said LAND.
 - 3.1.2 That the said LAND is free from all encumbrances, charges, liens, lispendens, acquisitions/requisitions, attachments and trusts of any nature whatsoever or howsoever nature.
 - 3.1.3 That excepting the Owners, no one else have any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the said LAND or any portion thereof.
 - 3.1.4 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.
 - 3.1.5 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.
 - 3.1.6 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



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- 3.1.7 It has been agreed and undertaken by the Owners that from the Effective Date (defined below) they shall, at the costs and expenses of the Developer and with the assistance of the Developer, apply for conversion of the character and/or use of the Land to residential use under the West Bengal Land Reforms Act, 1955 and obtain such conversion and permission from such authority.
- 3.1.8 The Owners shall be responsible for any litigation related to the title of the Owners to the said land and shall bear all costs associated in that respect and shall, jointly and severally be liable to the Developer to keep the Developer indemnified and harmless against any losses, claims, damages etc. the Developer may suffer in this regard.
- 3.1.9 The Owners shall not do nor permit any one to do any act deed matter or thing which may affect the development, construction and marketability of the Complex or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the said Land/or the Project nor shall the Owners do any act which may limit the Developer's sole and exclusive right to develop the Land.
- 3.1.10 The Owners shall obtain and co-operate with the Developer in obtaining all certificates and/or other documents which may be required for the purpose of completing the registration of sale deeds or other deeds and /or for transferring the title for undivided share of the Land.
- 3.1.11 Simultaneously with the execution of this Agreement, the Owners shall execute registered irrevocable Power of Attorney in favour of the Developer or its Nominee(s) as may be desired by the Developer shall grant a fresh irrevocable Power of Attorney in favour of the Developer or its Nominee(s) for granting such powers as may facilitate the development of the Project. The Owners hereby agree that the said Power of Attorney shall not be, under any circumstances, revoked by them as long as this Agreement subsists and remain binding upon the Parties.
- 3.1.12 The Owners shall render all assistance, co-operation and sign and execute or cause to be signed and executed all applications, plans, authorities and other writings as may be necessary or required for development of the Project.
- 3.1.13 They shall not in any way obstruct the development work to be carried out and shall not do any act, matter or thing whereby the Developer will be prevented from carrying out the Development work envisaged under this Agreement.
- 3.1.14 If the Development be not completed due to any wilful default on the part of the Owners, the Developer shall be entitled to specific performance of this Agreement and Vice Versa.
- 3.1.15 The Owners state, declares and assure the Developer that based on their representation of a clear and marketable title to the said Land:
- (i) the Developer can submit the declaration supported by a sworn affidavit together with the application to the Real



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Estate Regulatory Authority under the Real Estate (Regulation and Development) Act 2016 for registration of the project ;

- (ii) Obtain Insurance of the title of the land only as required under the said Act at the cost and expenses of the Owners.

And in case the Developer suffers any losses on account of any defect in title of the owners arising in future, the Owners agree to indemnify the Developer.

- 3.2 The Developer doth hereby declare and covenant with the Owners as follows:
 - 3.2.1 The Developer has represented and warranted to the Owners that the Developer is carrying on business of construction and development of real estate and have sufficient infrastructure and expertise in this field.
 - 3.2.2 The Developer hereby undertakes to indemnify and keep indemnified the Owners from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the said land arising out of or due to the negligence or non-compliance of any law, bye-law, rules and regulations of the concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be paid by the Developer.
 - 3.2.3 All sanctions, constructions, completion and delivery of the new building complex/project shall be done by the Developer upon due compliance of all laws and with good workmanship and good quality materials and at the sole risk of the Developer.

ARTICLE IV- COMMENCEMENT

This Agreement shall be deemed to have commenced on and from (i) 1 June 2012 with respect to the First Land and the PARTIES OF THE FIRST PART; and (ii) 22 November 2013 with respect to the Second Land and the PARTIES OF THE SECOND PART ("Effective Date");

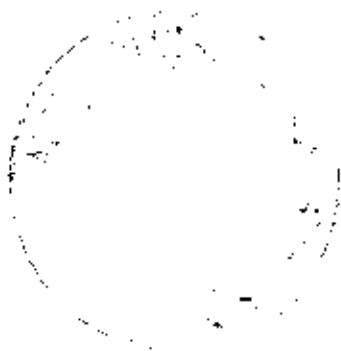
ARTICLE V - GRANT OF DEVELOPMENT RIGHTS

- 5.1 Subject to the terms and conditions contained in this Agreement, on and from the Effective Date, the Owners irrevocably and exclusively grant to the Developer as a licensee and the Developer hereby acquires from the Owner, all the rights in respect of the development of the said complex. The Parties agree that hereafter Project shall be implemented/constructed/developed by the Developer as per the terms contained in this Agreement. The Owners hereby agreement to disturb, interrupt or interfere with or commit any act or omission which would in any

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manner result in any detriment to the Development Rights of the Developer or delay or stoppage of the Project.

- 5.2 The Developer shall at its costs and expenses, carry out the development and construction of the Project. Further the Developer shall, at its costs and expenses, obtain all requisite approvals for development and construction of the Project except permission from the appropriate authorities for shifting up the tanks (Doba) situate on the Land which shall be obtained by the Owners at the costs of the Developer.
- 5.3 The Developer shall prepare all applications, plans, undertakings, lay out plans, details, descriptions etc. that may be required for development and construction of the Project or for submission with any Government Authority for obtainment of any approval and all detailing, master planning, zoning, lay out, building plan and all other details and specification for development and construction of the Project shall be prepared and finalized by the Developer.
- 5.4 Subject to Clause 7.4, the Owners further agree that on and from the Effective Date the Developer shall have the right to enter upon the Land directly or through its affiliates, associates, nominees, agents, architects, consultants, representatives, contractors, and/ or assigns, to do all such acts and deeds required and/ or necessary for, exercising the Development Rights and for the implementation and development of the Project.
- 5.5 The Developer shall at its own cost, submit the building plan or plans in the name of the owners before the Madhyamgram Municipality and/or other Appropriate Government Authorities for sanction, permission, clearance or approval of the plans as may or shall be required for the construction of the building on the said Land. The Developer shall cause all such changes in the Building Plan as shall be required by the Government or any Authority aforesaid or to comply with any sanction, permission, clearance or approval as aforesaid and keep the Owners informed of all such developments.
- 5.6 The Developer shall pay and bear all expenses for submission of plans, etc. and other like fees, charges and expenses required to be paid or deposited for sanction of the building plans for the building, or otherwise to obtain sanction for the construction of a building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposits made by it.
- 5.7 The Developer shall at its own costs and expenses be solely liable to do and comply with all acts deeds and things for obtaining all permissions and clearances (except permission envisaged in this Agreement to be, obtained by the Owners) and no objection for construction and development of the Project including pollution, fire, Airport Authority, BSNL Authority, Promoter's Act etc.
- 5.8 The Developer shall appoint all engineers, staffs, contractors and Architects etc., at its own costs and risks without any obligations or liability upon the Owners in respect thereof.



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- 5.9 The specifications for construction shall be as per the SIXTH SCHEDULE provided that the same can be altered by the Developer in the interest of the Project.
- 5.10 The Developer may construct the Building Complex and hand over possession of the Units in phases.

ARTICLE VI - TITLE DEEDS

- 6.1 The Owners have deposited the original title deeds in respect of the said land with the Developer under this agreement and the said Title deeds will remain with the Developer over the period of development and the same shall be made available to the Owners on request, for meeting any particular purpose. After the completion of Development and handing over of the common purposes to the Association of Flat Owners, the title deeds would be handed over to the Association.
- 6.2 The Owners shall make out the marketable title in respect of the said Land free from all encumbrances, charges, liens, dispendenses, attachments, trusts whatsoever or howsoever.
- 6.3 The Owners shall, sign and execute all papers, documents, plans, declarations, affidavits and other documentations required for such sanction and construction as and when required by the Developer without any objection of whatsoever nature within 14 (Fourteen) days of the request being made and the documents being made available to the Owners. In addition to the aforesaid, the Owners shall sign, execute and register a Specific Power of Attorney authorising the Developer or its officers to act, do and perform all or any of the obligations of the Owners mentioned herein.

ARTICLE VII - POSSESSION

- 7.1 Simultaneously with the execution of this Agreement, the Owners have allowed the Developer exclusive and irrevocable right to enter the said Land, to develop the same by constructing or causing to be constructed new buildings and to take all steps in terms of this Agreement.
- 7.2 Upon sanction of the Building Plan, the Owners shall allow the Developer to commence and carry out and complete the construction of the proposed building on behalf of the Owners and the Developer as per the terms and conditions and as per the specifications as set out in these presents. All costs, charges and expenses incurred by the Developer for constructing and completing the said propose building shall be paid by the Developer.
- 7.3 The Owners shall allow the Developer to remain in occupation of the said Land for the purposes of construction and allied activities during the continuation of this Agreement and until such time the Project is completed in all respects. During such period the Owners shall not prevent the Developer or in any way interfere with its quiet and peaceful occupation of the said land except in such circumstances when the Owners have reasons to believe that the Developer and/or its Sub-Contractor are not carrying out their function in terms of the Agreement.

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- 7.4 In as much as the construction on the said Land is concerned, the Developer shall act as the exclusive licensee of the Owners not revocable by the Owners under any circumstances, and shall be entitled to be in occupation of the said Land as and by way of an exclusive licensee of the Owners to carry out the construction of the proposed building, save and except that the Developer shall not be entitled to create any possessory right over the said Land which could be construed as transfer of the property within the meaning of the Transfer of property Act. The Developer shall not be entitled to use the said Land for any other purposes other than the purpose of construction and transferring the Units constructed on the Land along with the proportionate share in the land.
- 7.5 The Developer hereby undertakes and agrees to pay the Municipal tax, water and all other taxes as being paid by the Owners presently, from the time of its obtaining vacant permissive possession of the Land under this Agreement till the completion of the Project. The Owners shall clear municipal corporation tax, water tax and all other taxes prior to handing over of the said Land to the Developer.

ARTICLE VIII - MARKETING AND SALE

- 8.1 The Developer may appoint a person/company as the marketing agent for the Project.
- 8.2 (i) Under the scheme of Development, three separate accounts will be opened with any Scheduled Bank i.e One 'Eternis Sale Proceeds Bank Account'; one Special Bank Account (Escrow Account); a third Account termed as the 'Owners Sale Proceeds Bank Account'. Each instalment Cheque received from the Buyer will be first deposited into the 'Eternis Sale Proceeds Bank Account'. On the instruction of the the Developer, the Bank will transfer 70% out of the amounts credited in the Eternis Sale Proceeds Bank Account to the Credit of the Escrow Account for the purpose of covering cost of construction and Owners' land cost and out of the balance 30% of the instalment amounts proportionate share of the Buyer will be transferred to the Credit of the Owner's Sale Proceeds Bank Account. All customers will be required to be notified about mentioning of the 'Eternis Sale Proceeds Bank Account' in the cheques and other instruments for making payments. There shall be standing instructions to the bank about transfer of the funds therein to the Escrow account and the Owner's Sale Proceeds Bank Account.
- (ii) Withdrawal from the Escrow account shall be permitted in the manner provided under RERA 2016.
- (iii) All such withdrawals shall be shared by the Owners and the Developer in their agreed ratio.
- (iv) The balance thirty per cent can be withdrawn from the 'Owners' Sale Proceeds Bank Account' and the Eternis Sale Proceeds Account in the ordinary course.



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(v) Joint standing instructions shall be given to the Bank to disburse the proportionate share of the Owner's in the Sale Proceeds at the end of every month in the following manner:

- A. The Owners' Share shall be disbursed to the Owners after deducting the following:
 - i. Proportionate cost of brokerage to be paid to the broker/marketing cost directly subject to a maximum of 4.5% of the Sales. ;
 - ii. Proportionate Service Tax; and
 - iii. Any taxes (including service tax or VAT or GST, as the case may be) that under the Applicable Law the Developer is required to pay or withhold on the Owners' share at the time of their payment.

The Owners Share of the Project as ascertained in the manner provided in clause 9.3 below shall be divided and distributed among the Owners on quarterly basis in the ratio specified in the Eighth Schedule.

- B. The balance amount remaining in the Eternis Sale Proceeds Account shall be the Developer's Share.

- 8.3 All Units in the Project shall be sold on the above basis until receipt of Completion Certificate.
- 8.4 Subject to other terms and conditions mentioned herein the Developer shall be exclusively entitled to and shall have exclusive right to transfer or otherwise deal with or dispose of the Unit(s) in the Project in such manner and on such terms and conditions as Developer may deem fit and proper. The Owners shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Land by the Developer subject however to what is provided in the Agreement.
- 8.5 The Owners hereby agree, undertake and acknowledge that the Developer shall be entitled to enter into any arrangement or agreement for sale / lease/license/allotment whether Unit buyer agreement, flat buyer agreement, plot buyer agreement or villa buyer agreement or any other agreement or memorandum of understanding for sale, booking of any Unit, plot, flat, apartment or any other space/ area in their respective shares, to be developed or constructed over the Land; and to accept or receive any request for booking or allotment of sale/ lease/ license of any plot, flat, apartment, unit or any other space/ area, to be developed or constructed over the Land.
- 8.6 The Owners shall transfer the right title and interest of the Owners in the Land in favour of the intending Purchasers and the Developer shall transfer the right title and interest of the Developer in the Building(s) in favour of the Intending Purchasers.
- 8.7 The Owners and the Developer shall be parties in all Deeds of Conveyance/Transfer in respect of the transfer of the Units to the intending Purchasers and both of them shall transfer/ surrender their respective right title or interest therein in favour of



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such party; Notwithstanding the above, the Deeds of Conveyance/Transfer may be executed and registered by the Developer for itself as also for and on behalf of all the Owners on the basis of the Power(s) of Attorney.

8.8 (i) In case all or some of the Units remain unsold even on the receipt of the Completion Certificate, such unsold Units then shall be physically divided and distributed in an equitable manner between the Owners and the Developer in the ratio mentioned in clause 9.3 herein below. The said ratio for distribution of the unsold Units shall be based on the average basic sale price of the last quarter before the Completion Certificate is obtained and on such distribution the Owners and the Developer shall be free to deal with their respective Units in the manner decided by them respectively. On and from date of such distribution the Parties shall be liable to pay their respective proportionate shares of taxes, maintenance or other outgoings, impositions in respect of their respective Units.

(ii) Provided that for a period of 24 months commencing from the date of Completion Certificate, the Owners shall not be liable to pay any maintenance charges in connection with all such Unsold Units as provided in Clause 8.8(i) above which is forming part of the Owners Share. On the expiry of the said 24 months period, the Owners shall become liable to pay the maintenance charges of such Units forming part of the Owners Share. However if the Owners retains any of the Unsold units for their personal use they shall be liable to pay the maintenance charges from, the date of Completion Certificate.

8.9 The Developer shall ensure that the advertising and marketing is carried out by the Marketing Agent in a manner that is consistent with and not in derogation of or conflict with any of the terms or provisions of this Agreement and the Applicable Laws.

8.10 Subject to other terms, and conditions mentioned herein the Marketing Agent shall be exclusively entitled to and shall have exclusive right to sell and/ or dispose of the Unit(s) in the Project in such manner and on such terms and conditions as the Marketing Agent may deem fit and proper but in consultation with the Parties.

8.11 The Marketing Agent shall keep the Parties regularly informed about the sales and provide a detailed statement every month to the Parties.

8.12 The Developer determine the price for sale or disposal of the spaces in the new building/s to be constructed by the Developer keeping in view the economics and market response of the Project.

ARTICLE IX - CONSIDERATION AND REVENUE SHARING

9.1 In consideration of the Deposits paid by the Developer to the owners and in further consideration of the Developer having agreed to incur all costs, charges and expenses for undertaking development of the said complex project it has been agreed that the Developer shall be entitled to the Developer Share.

9.2 The Owners shall be entitled to the Owners Share.



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- 9.3 ~~The Developer's Share and the Owners' Share in the Project shall not be fixed percentages but depending upon the quarterly average basic sale price of the Project, the Developer's Share and the Owners' Share shall become variable percentages as under:~~

Quarterly/Average Basic Sale Price (per sq.ft)	Owners Share	Developer's Share
Less than Rs 3300	29%	71%
Rs. 3301-3400	30%	70%
Rs. 3401-3500	31%	69%
Rs. 3501-3600	32%	68%
Rs. 3601-3700	33%	67%
Rs. 3701-3800	34%	66%
Rs. 3801-3900	35%	65%
Rs. 3901-4000	36%	64%
Rs. 4001-4100	37%	63%
Rs. 4101-4200	38%	62%
Rs. 4201-4300	39%	61%
Rs. 4301 and above	40%	60%

- 9.4 For the purpose of the above clause the phrase "basic sale price" shall mean the sale price of the Unit(s) less the Car Parking Charges and all taxes the "quarterly average basic sale price" shall be arrived at by first adding the basic sale prices of all the Units sold in a quarter and then dividing the said figure by the number of Units sold in the said quarter. Basic Sale Price does not include PLC and Floor Rise Charges.
- 9.5 In case upon the sanction of the Building Plan for construction of the Buildings in phased manner any additional area and/or FAR becomes available in view of any amendment of any rules and regulations, in that event, the Developer shall obtain a sanction of the Building Plan at its cost and expenses for such additional area and that both the Owners and the Developer shall be entitled to their respective allocations in the same percentage agreed herein.
- 9.6 All the Transferees shall pay to or deposit with the Developer the extras and deposits ("EDC") mentioned in the Fifth Schedule hereunder written for the Units to be acquired
- 9.7 Extras and deposits (EDC) shall be realised solely by the Developer from all the proposed Buyers of the transferable areas.
- 9.8 Subject to clause 8.8, from the date of the Completion Certificate, the Parties shall also be responsible to pay and bear the service charge for the Common Areas Facilities and Amenities in the Building in proportion to their respective allocations,

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the said charges shall include premium for the insurance of the building, water, fire and scavenging Charges taxes, light, sanitation and lift maintenance, operation and renewal charges for bill collection and management of common facilities renovation, painting, replacement repair and maintenance charges and expenses for the building and of all common wiring electrical and mechanical equipment switch gear transformers, generators, pumps, and other electrical and mechanical installations appliances and equipments, corridors, halls, passage ways, lifts, shafts, gardens, parkways, salary of gardener, plumber, electrician, caretaker, security guards and other persons employed for maintenance, preservation of the Building and other Common Areas Facilities and Amenities.

ARTICLE X - OBLIGATIONS OF THE DEVELOPER

- 10.1 Execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies.
- 10.2 The Developer shall be responsible for planning, designing development and construction of the Project with the help of professional bodies, contractors, etc.
- 10.3 The Developer has assured the Owners that they shall implement the terms and conditions of this Agreement strictly without any violation.
- 10.4 The Developer shall construct the Project at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the labourers, staff and employees engaged by it and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 10.5 The costs of marketing and publicity/advertisement campaigns shall be shared and borne by the Developer and the Owner as mentioned in Clause 9.4 above and as agreed herein but the marketing strategy, budget, selection of publicity material, media etc. shall be decided by the Developer.

ARTICLE XI - OBLIGATIONS OF OWNERS

- 11.1 The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the said Land.
- 11.2 The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 11.3 The Owners shall provide the Developer with any and all documentation and Information relating to the said Land as may be required by the Developer from time to time.

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- 11.4 The Owners undertake to obtain necessary permissions and clearances as envisaged in this Agreement to be obtained by the Owners.
- 11.5 The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging their functions under this Agreement.
- 11.6 The Owners hereby covenant not to cause any interference or hindrance in the development of the Project.
- 11.7 The Owners hereby covenant not to transfer, grant lease, mortgage and/or charge the Land or any portions thereof save in the manner envisaged by this Agreement.
- 11.8 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from developing, constructing, completing, selling, assigning and/or disposing of any part or portion of the constructed area or saleable area.

ARTICLE XII - POWERS AND AUTHORITIES

- 12.1 To enable the Developer to specifically perform its obligations arising out of this Agreement, the Owners hereby nominate, constitute and appoint the Developer and persons nominated by the Developer to be the true and lawful attorneys of the Owners, to do, execute and perform all or any of the following acts, deeds, matters and things with respect to the said land:
- a) To obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the New Buildings in accordance with this Agreement, and for that purpose to sign such applications, papers/writings, undertakings, appeals, etc., as may be required.
 - b) To enter upon the said Land with men and material as may be required for the purpose of development work and erect the New Buildings as per the Building Plans to be sanctioned.
 - c) To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said Land.
 - d) To apply for modifications of the Building Plans from time to time as may be required.
 - e) To apply for obtaining quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of "the New Buildings but in no circumstances the Owners shall be responsible for the price/value; storage and quality of the building materials.
 - f) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage, and electricity for carrying out and completing the development of the said land.



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- g) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the developments work and construction of the New Buildings on the said land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.
- h) After completion of the construction of the New Buildings or any Phase of the Building Complex, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the Planning Authorities.
- i) To enter into agreements for sale /lease / rent of the Units along with the proportionate undivided share in the said Land, on such terms and conditions as the Developer may think fit and proper and to receive, realize and collect the amount of Sale Proceeds and other amounts and to grant effectual receipts and/or discharge therefor for itself as well as for and on behalf of and in the name of the Owners.
- j) To execute from time to time deeds of transfer of Units along with the proportionate undivided share in the said Land, to receive consideration, rents, deposits therefrom and present the above documents for registration and admit the execution of such documents before the appropriate authorities and to grant effectual receipts and/or discharge therefor for itself as well as for and on behalf of and in the name of the Owners.
- k) To accept any service of writ of summons or other legal process on behalf of and in the name of the Owners and to appear in any court or authority as the Developer deem appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to development of the said land in any court or before any authority as the Developer may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Owners or in the name of the Developer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by the Developer strictly only in cases where such litigation would touch or concern the development of the project on the said land.
- l) The Developer, may at its own risk, cost and liability arrange for financing of the Project (Project Finance) by a Bank /Financial Institution (Banker) in respect of the Developer's Allocation. Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation only. The Developer undertakes to utilize the entire Project Finance for the purpose of this Project only. Notwithstanding the same, the Developer shall take the Project Finance Without creating any liability in respect of the Owners' Allocation. The Developer shall give



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undertaking/no objection for and On behalf of the owners and shall submit the original title deeds with the lenders for that purpose.

- m) To grant "No Objection Certificate" to the intending purchasers/transferee/allottees for the purpose of obtaining housing and / or commercial loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring residential units in the Project and the proportionate interests in the said Land and creating mortgage of their respective units.
- n) to delegate, substitute, appoint, authorise any other directors, officers of Developer or such other persons as may be authorised by the Developer from time to time in this regard and to remove such authorized person's or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.
- o) To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owners could do in person.

12.2 The Owners hereby ratify and confirm, and agree to ratify and confirm all acts, deeds and things lawfully done in the interest of the Project by the Developer and persons nominated by the Developer in pursuance of the powers and authorities granted as aforesaid.

12.3 Notwithstanding grant of the aforesaid powers and authorities, the Owners shall grant to the Developer and/or its nominees a registered General Power of Attorney for the purpose of doing all acts required for the Project simultaneously on execution of this Agreement and the costs on account thereof shall be borne by the Developer.

12.4 Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for the purpose of development of the said land within 14 (fourteen) days of the request being made.

ARTICLE XIII- DEPOSIT

13.1 At or before execution of this Agreement the Developer has paid to the Parties of the First Part a non - refundable interest free deposit of Rs.4,00,00,000/- and another sum of Rs. 75,00,000/- to the Parties of the Second Part, in all aggregating to the total deposit amount of Rs.4,75,00,000/- (Rupees four crores seventy five lacs only) which the Owners acknowledge as per Memo attached.

ARTICLE XIV - TIME FOR COMPLETION

14.1 The Developer shall endeavour to complete the Project within a period of 60 months with a further grace period of 12 (Twelve) months from the date all requisite approvals for commencement of construction and development of the



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Project are obtained by the Developer, subject to Force Majeure Events, any delays owing to defaults of the Owners and there being no change in the applicable laws, building regulations, West Bengal building byelaws, parking regulations, height restriction, density, ground coverage, land acquisition, etc. or such other regulations which is impacting the planning/designing/execution of the Project. Any extension after the aforementioned period shall be mutually decided between the Parties.

- 14.2 In the event the Developer fails to complete the project within the said stipulated period 4(four) years with a further grace period of 6 (Six) months for reasons beyond its control, in that event the Developer shall pay (i) to the PARTIES OF THE FIRST PART a penalty of Rs. 10,00,000/- only (Rupees ten lakhs only) per month and (ii) to the PARTIES OF THE SECOND PART a penalty of Rs. 2,00,000/- only (Rupees two lakhs only) per month till such time the building is complete unless the Developer is prevented to carry on and/or complete the construction of the Project by any act of God or State, litigation or by any circumstance or on account of Force Majeure which would include storm, tempest, flood, earthquake, riots, war, etc.

ARTICLE XV-POST COMPLETION MAINTENANCE

- 15.1 Till handing over of the Project to the Association the Developer shall be responsible for the management, maintenance and administration of the Complex or at its discretion appoint an agency to do the same. The intending Purchasers/Transferees should agree to abide by all the rules and regulations to be framed for the management of the affairs of the Complex.
- 15.2 The Developer or the Agency to be appointed shall manage and maintain the Common Portions and services of the Complex and shall collect the costs and service -charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the Complex, land tax, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges and charges of capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments and all other expenses incurred for common purpose.

ARTICLE XVI-COMMON RESTRICTIONS

- 16.1 The Complex shall be subject to the restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Complex.
- 16.2 For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portion and/or for any purpose of similar nature, all occupants of the Complex shall permit the agency to be appointed by the Developer and/or the Association, with or without workmen, at all reasonable time, to enter into and upon the concerned space and every part thereof.

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- 16.3 It is agreed between the Parties that the Developer shall frame a scheme for the management and administration of the Complex and all the occupiers of the Complex shall perpetually in succession abide by all the rules and regulations to be framed in connection with the management of the affairs of the Complex.

ARTICLE-XVII - INDEMNITY

- 17.1 The Developer shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the Complex including any act of neglect or default of the Developer's contractors, employees or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 17.2 The Owners shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the said Land or any of their representations and the warranties being incorrect.
- 17.3 Each Party ("Indemnifying Party") shall indemnify and agrees to defend and to keep the other ("Indemnified Party") indemnified including its successors, officers, directors, agents and employees and save harmless against all costs, expenses (including attorneys' fees), charges, loss, damages, claims, demands or actions of whatsoever nature by reason of (i) the non-performance and non-observance of any of the terms and conditions of the Agreement by the Indemnifying Party (ii) acts of negligence or intentional misconduct by the indemnifying Party (iii) breach of the provisions of this Agreement by the indemnifying Party; (iv) any representation and warranty, express or implied, by the Indemnifying Party found, to be misleading or untrue; and (v) failure by the Indemnifying Party to fulfill its obligations under any applicable law.

ARTICLE XVIII - TERMINATION

- 18.1 In the event of any Party committing a material breach of any of the material terms and conditions of the Agreement ("Defaulting Party") and pursuant to a written notice from the other party ("Non Defaulting Party") for rectification/ remedy of the default within a period of 30 (thirty) days, and if the Defaulting Party fails to rectify such breach to the satisfaction of the Non Defaulting Party shall be at liberty to terminate this Agreement. Similarly, the Owners will have the right to revise the terms of the agreement if the project is delayed.

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ARTICLE XIX- MISCELLANEOUS

- 19.1 The name of the Complex would be "ETERNIS". Only the Developer would be entitled to put up a hoarding or neon sign board with the brand name of the Developer and its partner companies on the Roof-top.
- 19.2 The Owners and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a Force Majeure event with a view that obligation of the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.
- 19.3 The Agreements and the Deeds of Conveyance shall be as per a standard format to be drafted by the Advocate.
- 19.4 The Owners and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between the Owners and the Developer or be construed as a Joint Venture between the Owners and the Developer or constitute an association of persons..
- 19.5 It is understood that from time to time to enable the construction and development of the Project by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners to which no. specific provisions have been made herein, the Owners hereby authorizes the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to execute any such additional powers of authorities or a Power of Attorney as may be required by the Developer for the purpose and also undertake to sign and execute all such additional applications and other documents as may be required for the purpose with prior approval of the Owners and by giving prior information.
- 19.6 Any notice required to be given by the Owners shall be without prejudice to any other mode of service available deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post and shall be deemed to have been served on the Developer by the Owners. Similarly any notice required to be given by the Developer shall be without prejudice to any other mode of service available deemed to have been served on the Owners if delivered by hand or sent by prepaid paid registered post and shall be deemed to have been served on the Owners by the Developer.
- 19.7 Nothing in these presents shall be construed as a devised or assignment or conveyance in law by the Owners of the said Land or any part thereof to the

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Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.

- 19.8 In the event of any liability of Service Tax or any other Tax liability which may arise or become payable on the Owners Share, the same would be payable by the owners or their nominees as the case may be to the Developer or to the respective authority directly.
- 19.9 If the developer desires to register this Agreement they shall make payment of appropriate stamp duty and registration charges. The Owners shall however provide all cooperation to the Developer to do that including being present before the registering authorities as and when required by the Developer.
- 19.10 None of the Parties hereto shall do or cause to be done any act, deed or thing whereby the progress of construction of the Building(s) shall in any way be hindered or affected and if any of the Parties shall do or cause to be done any such act, deed or thing, then the Party doing so shall be liable to forthwith remove such hindrance or difficulty or obstructions or shall be liable to compensate the other Party for all losses and damages suffered by such other Party.
- 19.11 The Parties shall jointly constitute, organize and/or otherwise form or cause to be formed an association of the intending transferees of the Units. All costs, charges and expenses in constitution, formation, organization, management and operation of such association shall be borne by the respective intending transferees of the Units in the Building(s) in such proportion to be decided and determined jointly by the Parties. The intending transferees of the Units in the Building(s) shall become members of the said association as and when constituted. Until the formation of the association, Owners and Developer and/or the intending transferees of the Units in the Building(s) shall pay, bear and discharge all common expenses on account of maintenance and preservation of the Project proportionately. Owners and Developer shall make such arrangements and frame such rules and regulations for rendering of common services and maintenance of the Project.
- 19.12 Notwithstanding the Owners appointing the Developer as its Constituted Attorney, the Owners shall be bound and liable to execute and register the Deed of Conveyance transferring undivided proportionate share of Land in favour of the intending transferees as and when called upon by the Developer.
- 19.13 The Parties have negotiated in good faith. It is the intent, and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement.
- 19.14 The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be

Handwritten notes and a signature are visible in the lower right quadrant of the page. The signature is written in cursive and appears to be "J. ...". Below the signature, there is a line of text that is mostly illegible due to fading, but some characters like "AU" and "1918" are discernible. There are also some faint, scattered marks and characters above the signature.

entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

- 19.15 The Developer had obtained the Building Plan wherein the total saleable area is 9,04,855 square feet approximately ("Sanctioned Area"). The Developer had submitted for IGBC Gold Rating to Indian Green Building Council whereby the Developer will be entitled to get a further additional sanction of an estimated 50,000 square feet more or less. On receipt of the said IGBC Gold Rating, the Developer will apply to the Madhyamgram Municipality for a further additional sanction of 50,000 square feet more or less ("Additional Sanctioned Area"). The Parties have agreed that in the event the sanction of the Additional Sanctioned Area is obtained from the said Madhyamgram Municipality, then in that event the realizations from sale of such Additional Sanctioned Area shall be shared by and between the Parties in the ratio 10:90 with the Owners being entitled to 10% of the realizations and the Developer being entitled to 90% of the realizations from sale of said Additional Sanctioned Area over and above the Sanctioned Area. In the event the Additional Sanctioned Area is less than 50,000 square feet then in that event the realisations under the Owners allocation would stand proportionately reduced in the ratio of 10:90 as mentioned above and conversely if the Additional Sanctioned Area is more than 50,000 square feet then the realisation from sale under the Owners allocation would stand proportionately increased.

ARTICLE XX - DISPUTE RESOLUTION

- 20.1 The Parties shall attempt in good faith to resolve any dispute, difference, conflict or claim arising out of or in relation to the Agreement through negotiations. If the dispute has not been settled through negotiation within fourteen (14) days from the date on which either Party has served written notice on the other of the dispute ("Dispute Notice") then the following provisions shall apply.
- 20.2 In the event of a dispute arising out of or in connection with the Agreement not being resolved in accordance with the above provisions, either Party shall be entitled to, by notice in writing ("Arbitration Notice") to the other Party, refer such dispute for final resolution by binding arbitration in accordance with the provisions the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder and such arbitration shall be before three arbitrators, one to be appointed by Owners and the other to be appointed by Developer and the two arbitrators thereafter by mutual consent appoint Umpire and/or the third arbitrator. The venue of such arbitration shall be at Kolkata and the arbitration shall



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be conducted in English language. The award of the arbitrators shall be binding on the Parties.

- 20.3 The Parties hereby agree that until the award is given none of the Parties shall do any act deed or thing whereby the construction and development of the Project is in any way stopped or prevented provided the dispute is not relating to the quality of the material being used and/or relating to violation of the statutory provisions and/or deviation from the Building Plan.

ARTICLE XXI - FURTHER MISCELLANEOUS

- 21.1 This Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this Agreement by signing any one or more of such originals or counterparts.
- 21.2 No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.
- 21.3 This Agreement shall not be assigned by the Parties except with the prior written consent of the other Party.
- Provided that no such permission will be required in case the Agreement is assigned by the Developer in favour of any of its group companies.
- 21.4 No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.
- 21.5 If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from either Party hereto to the other and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

ARTICLE XXII - JURISDICTION

Courts at Kolkata alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the Parties.

ARTICLE XXIII - PAST AGREEMENTS

This Agreement along with all its schedules shall constitute the sole and entire agreement between the Parties and shall be deemed to have been executed in supersession of the following agreements /documents entered into or executed by the Parties in the past:

- (i) Development Agreement dated 1 June 2012;
- (ii) Supplementary Development Agreement dated 14 November 2013;
- (iii) Development Agreement dated 1 November 2013;



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- (iv) Supplementary Development Agreement dated 17th November 2014;
- (v) Development Agreement dated 20th November 2014;
- (vi) Supplementary Development Agreement dated 14 March 2016;
- (vii) Power of Attorney dated 23rd July 2012
- (viii) Power of Attorney dated 23rd July 2012
- (ix) Power of Attorney dated 23rd July 2012
- (x) Power of Attorney dated 14th November 2013
- (xi) Power of Attorney 14th February 2014

THE FIRST SCHEDULE ABOVE REFERRED TO

PART A: FIRST LAND

ALL THAT piece and parcel of land having an area of 14 Bighas 6 Kotahs 15 Chittacks and 27 sq.ft. a little more or less situate lying at and comprised in the R.S. Dag Nos. 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320 and 1324 in Khatian Nos. 698, 645, 25, 942, 938 Mouza Doharia, J.L. No. 45, P.S. Barasat, District North 24-Parganas within Madhyamgram Municipality Ward No.17 and comprised as follows:-

Sl NO.	OWNER	DAG NO.	KHATIAN NO.	AREA
1.	Mitra Mitra	1312,1313,1314, 1315,1316, 1318	645,25,942, 938	0 Bigha 16 Cottah 11 chittacks
2.	Anuja Mitra	1312,1313,1314, 1315,1316, 1318	645,25,942, 938	0 Bigha 16 Cottah 11 chittacks
1	Apurba Mitra	1312,1313,1314, 1315,1316, 1318	25, 645, 938, 942	02B 02K 15Ch
2	Tapash Kumar Mitra	1311,1312,1313, 1314,1315,1316, 1318	25,645, 938, 942	028 07K 11Ch 30 sq.ft
3	Tarit Mitra	1317		



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Tapash Mitra Apurba Mitra Tora Mitra Santosh Kumar Dugar Surendra Kumar Dugar	1319 1320 1324	698	08B 02 K HCh 42 sq.ft
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Pradip Kumar Chopra Aruji Kumar Sancheti (HUF) PS CONSTRUCTIONS, SRIJAN INFRA REALTY PRIVATE LIMITED SRIJAN LAND & BUILDING PRIVATE LIMITED, SRIJAN REGENCY PRIVATE LIMITED, SRIJAN PROMPTERS PRIVATE UNITED SRIJAN NIWAS PRIVATE LIMITED			
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PART B: SECOND LAND

ALL THAT piece and parcel of land having an area of 2 Bighas 17 Kottahs 10 Chittacks a little more or less situate lying at and comprised in the R.S. Dag Nos. 1321 & 1322 in Khatian Nos. 212 Mouza Doharia, J.L. No. 45, P.S. Barasat, District North 24-Parganas within Madhyamgram Municipality Ward No.17 and comprised as follows:-

SL NO.	OWNER	DAG NO.	KHATIAN NO.	AREA
	Farit Mitra Tapash Mitra Apurba Mitra Tora Mitra Charnock Estates Pvt. Ltd. Srijan Enclave Pvt. Ltd. P.S Buildcon Pvt. Ltd. Srijan Complex Pvt. Ltd.	1321 & 1322	212	2 Bighas 17 Cottahs 10 Chittacks

PART C : SAID LAND

ALL THAT piece and parcel of Bastu land having an area of 17 Bighas 4 Cottahs 9 Chittacks and 30 square feet equivalent to 569.56 decimals a little more or less togetherwith dwelling units and structures measuring 1,10,000 sq. ft more or less lying and situate and comprised in the R.S Dag Nos. as mentioned hereinbelow

R.S. Dag No.	Area (in decimals)
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ACCOMPLISHED BY THE
OFFICE OF THE ATTORNEY GENERAL
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1311	26.50
1312	53.40
1313	32.17
1314	5.00
1315	32.14
1316	18.12
1317	154.00
1318	37.98
1319	53.00
1320	20.00
1324	42.00
1321	70.50
1322	24.75

in Khatian Nos. 212, 25, 942, 938, 698 and 645, Mouza Doharia J L No 45, P.S. Barasat, District North 24 Parganas numbered as Holding No. 59, Jessore Road (South) (Airport to Madhyamgram jurisdiction) within Madhyamgram Municipality Ward No 17 having being butted and bounded as follows:

ON THE NORTH : By Doharia Panchayat Road
ON THE EAST : By Dwelling houses one storied
ON THE SOUTH : By Nazrul Road
ON THE WEST : By Jessore Road South

**THE SECOND SCHEDULE ABOVE REFERRED TO
SHARE OF EACH OWNERS**

Sl.	Name of the present Owners	Area in Decimals
1.	Tarit Mitra	121.42
2.	Tota Mitra	40.48
3.	Anuja Mitra	55.16
4.	Apurba Mitra	111.69
5.	Tapash Kumar Mitra	119.69
6.	Santosh Kumar	8.96
7.	Surendra Kumar Dugar	8.96
8.	Pradip Kumar Chopra	8.97

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9.	Arun Kumar Sancheti (HUF)	8.97
10.	P.S Constructions	8.97
11.	Srijan Infra Realty Pvt. Ltd.	8.97
12.	Srijan Land & Building Pvt. Ltd.	8.97
13.	Srijan Regency Pvt. Ltd.	8.97
14.	Srijan Promoters Pvt. Ltd.	8.96
15.	Srijan Niwas Pvt. Ltd.	8.96
16.	Charnock Estate Pvt. Ltd.	8.96
17.	Srijan Enclave Pvt. Ltd.	8.96
18.	P.S Buildcon Pvt. Ltd.	6.915
19.	Srijan Complex Pvt. Ltd.	6.915

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

1. Air conditioned community hall and attached open lawn.
2. Health club with steam.
3. Games room with pool table, table tennis and other board games.
4. Children play zone.
5. Indoor toddler's zone.
6. Home theater.
7. Central landscaped garden.
8. Common roof.
9. Filtered water supply.
10. Round the clock security.
11. Elevators in all blocks.
12. Generator facility.
13. Intercom Facility
14. Cable TV wiring.
15. Visitors' car park.
16. Infinity Swimming Pool

**THE FOURTH 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 nil worn or damaged parts thereof.
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- buds, shrubs trees forming



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- 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.
 13. Paying all rate's 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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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.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
DEPOSITS/EXTRA CHARGES/TAXES**

- Special Amenities/Facilities: provision of any special amenities/facilities in the common portions including Club Facilities and Development charges ;
- 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.
- 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, Service Tax) Value Added 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 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 and (CESC/WBSEB cabling charges)
- Internal Layout Change: any internal change made in the layout of the Unit and/or upgradation of fixtures and fittings.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS**

FLOORING	-	Vitrified tiles in drawing, dining
BEDROOMS	-	Ceramic tiles.
TOILETS AND KITCHEN	-	Ceramic tiles
GROUND FLOOR LOBBY	-	Marble/vitrified tiles
STAIRCASE	-	Kola stone



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DOORS	-	Decorative main door, others wooden framed enamel painted flush doors.
WINDOWS	-	Aluminium sliding windows with clear glass and grills.
BATHROOM FITTINGS	-	Ceramic tiles upto door height. Sanitary wares and c/p fittings of reputed make. Hot and cold water supply.
KITCHEN	-	Granite top counters with stainless steel sink, ceramic tiles upto 2 feet above kitchen platform.
ELECTRICAL	-	Concealed copper wiring. Semi modular switches of reputed brands.
WALLS	-	Plaster pi parts finish.
LIFTS	-	Automatic Lifts.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
TITLE DEEDS**

Owners

1. Indenture of Conveyance dated the 4th day of February, 1980 made between one Mrs. Ida Doris Pinherio therein referred to as the Vendor of the One Part and one Apurba Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.1 Volume No.8 Pages 159 to 171 Being No.660 for the year 1980
2. Indenture of Conveyance dated the 4th day of February, 1980 made between one Mrs Ida Doris Pinherio therein referred to as the Vendor of the One Part and one Tapas Kumar Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.1 Volume No.38 Pages 01 to 14 Being No.661 for the year 1980
3. Indenture of Conveyance dated the 4th day of February, 1980 made between one Mrs Ida Doris Pinherio therein referred to as the Vendor of the One Part and one Asoke Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No. 1, Volume No.38 Pages 15 to 28 Being No.662 for the year 1980
4. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs Ivy Cecil therein referred to as the Vendor of the One Part and one Smt Shanti Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.1 Volume No. 11 Pages 17 to 23 Being No.468 for the year 1972.
5. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Tejomoy Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No. 1 Volume No.13 Pages 197 to 203 Being No.466 for the year 1972;
6. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Mrs. Hasi Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional district Sub Registrar, Alipore in Book No.1 Volume No.13 Pages 192 to 196 Being No.465 for the year 1972;



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7. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Mr. Dipak Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.I Volume No.19 Pages 177 to 183 Being Nd.469 for the year 1972;
8. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Mrs. Ralna Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.I Volume No. 11 Pages 10 to 16 Being No.467 for the year 1972;
9. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Mr. Ganesh Chandra Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.I Volume No.14 Pages 233 to 23y Being No.470 for the year 1972;
10. Indenture of Conveyance dated the 16th day of February, 1972 made between one Mrs. Ivy Cecil therein referred to as the Vendor of the One Part and one Mrs. Hasi Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.I Volume No.13 Pages 192 to 196 Being No.465 for the year 1972;
11. Indenture of Conveyance dated the 19th day of November, 1971 made between one Sk. Maharam Ali & Ors. therein referred to as the Vendor of the One Part and one Mr. Tapas Kumar Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District-Sub Registrar, Alipore in Book No.I Volume No.08, Being No.6369 for the year 1972;
12. Indenture of Conveyance dated the 26th day of February, 1971 made between one Sk. Nazar Ali therein referred to as the Vendor of the One Part and one Mr. Tapas Kumar Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No. 11 Volume No.05 Pages 98 to 108 Being No.332 for the year 1972;
13. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Santosh Kumar Dugar, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.I Volume No.32 Pages 7402 to 7417 Being No.10449 for the year 2013;
14. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Surendra Kumar Dugar, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.I Volume No.30 Pages 6161 to 6176 Being Np.10022 for the year 2013;
15. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Pradip Kumar Chopra, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.I Volume No.30 Pages 5664 to 5679 Being No. 10021 for the year 2013;



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16. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Arun Kumar Sancheti, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.31 Pages 4551 to 4566 Being No.10450 for the year 2013;
17. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and P S Constructions, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 5648 to 5663 Being No.10020 for the year 2013;
18. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Charnock Estate Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 5632 to 5647 Being No.10019 for the year 2013;
19. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Srijan Enclave Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 6209 to 6224 Being No.10030 for the year 2013;
20. Indenture of Conveyance dated the 5th day of July, 2013, made, between Dipak Mitra, therein referred to as the Vendor of the One Part and P. S. Buildcon Pvt. Ltd., thereto referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1, Volume No.30, Pages 5712 to 5727, Being No.10029 for the year 2013;
21. Indenture of Conveyance dated the 5th day of July, 2013 made between Dipak Mitra, therein referred to as the Vendor of the One Part and Srijan Complex Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.31 Pages 6530 to 6546 Being No.10906 for the year 2013;
22. Indenture of Conveyance dated the 5th day of July, 2013 made between Ratna Mitra, therein referred to as the Vendor of the One Part and Srijan Infra Realty Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.31 Pages 4567 to 4582 Being No.10451 for the year 2013;
23. Indenture of Conveyance dated the 5th day of July, 2013 made between Ratna Mitra, therein referred to as the Vendor of the One Part and Srijan Land & Building Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 5696 to 5711 Being No.10027 for the year 2013;
24. Indenture of Conveyance dated the 5th day of July, 2013 made between Ratna Mitra, therein referred to as the Vendor of the One Part and Srijan Regency Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 5680 to 5695 Being No.10026 for the year 2013;



ADDITIONAL ASSISTANT
COMMISSIONER, NULKATA
18 AUG 1951

25. Indenture of Conveyance dated the 5th day of July, 2013 made between Ratna Mitra, therein referred to as the Vendor of the One Part and Srijan Promoters Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 6193 to 6208 Being No.10025 for the year 2013;
26. Indenture of Conveyance dated the 5th day of July, 2013 made between Ratna Mitra, therein referred to as the Vendor of the One Part and Srijan Niwas Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance -II, in Book No.1 Volume No.30 Pages 6177 to 6192 Being No.10024 for the year 2013;
27. Indenture of Conveyance dated the 7th day of April, 1967 made between one Mrs. Elen Olga Williamsam, therein referred to as the Vendor of the One Part and one Tejomoy Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No. 1, Volume No.67 Pages 100 to 103 Being No.1575 for the year 1967;
28. Indenture of Conveyance dated the 7th day of April, 1967 made between one Mrs. Elen Olga Williamsam, therein referred to as the Vendor of the One Part and one Mr. Ganesh Chandra Mitra therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Alipore in Book No.1 Volume No.67, pages 96 to 99 Being No.1574 for the year 1967;

**THE EIGHTH SCHEDULE ABOVE REFERRED TO
DISTRIBUTION RATIO OF OWNERS SHARE AMONG OWNERS**

Sl. No.	Name of the Owners	Share in Owner's Share:(%)
1.	Tapash Mitra	21.01
2.	Anuja Mitra	9.68
3.	Apurba Mitra	19.56
4.	Tarit Mitra	21.32
5.	Tora Mitra	7.11
6.	Santosh Kumar Dugar	1.57
7.	Surendra Kumar Dugar	1.57
8.	Praclip Kumar Chopra	1.58



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 1955

9.	Arun Kumar Sancheti (HUF)	1.58
10.	PS Constructions	1.58
11.	Srijan Infra Realty Pvt. Ltd.	1.58
12.	Srijan Land & Building Pvt. Ltd.	1.58
13.	Srijan Regency Pvt. Ltd.	1.58
14.	Srijan Promoters Pvt. Ltd.	1.57
15.	Srijan Niwas Pvt. Ltd.	1.57
16.	Charnock Estate Pvt. Ltd.	1.57
17.	Srijan Enclave Pvt. Ltd.	1.57
18.	P. S. Buildcon Pvt. Ltd.	1.21
19.	Srijan Complex Pvt. Ltd.	1.21

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

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

1. *Sanjay Chaudhri*
36/1A, Elgin Rd. Kot-20.

2. *Mammy Kocher debar*
40 Dum Dum Road
Kolkata-74 40

1. *Tapash Mitra*

2. *Anuja Mitra*

3. *Aparna Mitra*

4. *Tarit Mitra*



7

6 AD 2015

5. Tola Mitra

6. Sanku Ganga Ojha

7. Anand Kumar Singh

8. P. K. Das

9. ARUN KUMAR SANCHETHULU

Arun Kumar Sanchethulu
Karta

10. For P. S. Constructions

Sanku Ganga Ojha

11. Partner
For SRIJAN INFRA REALTY PVT. LTD.

P. K. Das
Director / Authorised Signatory

12. For SRIJAN LAND & BUILDING PVT. LTD.

P. K. Das
Director / Authorised Signatory

13. SRIJAN REGENCY PRIVATE LIMITED

P. K. Das
Director / Authorised Signatory



18 AUG 2015

SIGNED, SEALED AND DELIVERED by the within named
PARTIES OF THE SECOND PART at Kolkata
in the presence of :

1. *Saurabh Chaudhary*
36/1A, Elsin Rd. Kot. 20.

2. *Manoj Kr Choudhary*

14

BRIJAN PROMOTERS PVT. LTD.

Raj Sharma
Director / Authorized Signatory

15.

SRIJAN NIWAS PRIVATE LIMITED

Raj Sharma
Director / Authorized Signatory

CHARNOCK ESTATE PVT. LTD.

1.

A K Saha

Director

2.

For SRIJAN ENCLAVE PVT. LTD.

Raj Sharma
Director / Authorized Signatory

3

P.S. Buildcon Pvt. Ltd.,

Piyu Kumar Sen

Director

4.

SRIJAN COMPLEX PRIVATE LIMITED

Raj Sharma
Directors / Authorized Signatory



ADDITIONAL INSPECTOR
OF ASSURANCE - IV, KOLKATA
18 AUG 2015

5. Tapank Mishra

6. Apurva Mishra

7. Javil Mishra

8. Tola Mishra

SIGNED, SEALED AND DELIVERED by the within named
PARTY OF THE THIRD PART at Kolkata
in the presence of :

1. Saumali Choudhary

2. Manoj Kr Choudhary

BRIJAN REALVENTURE LLP
Ravi Kumar Dyer
Partner



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
7 8 AUG 201

MEMORANDUM OF RECEIPTS

RECEIVED the undermentioned amount from the withinnamed Developer as a non-refundable Deposit pursuant to the Development Agreement dated 18.9.16 between the parties:

DATE	CHQ NO/UTR NO	BANK	FVG	NET	TDS	EXPENSES	GROSS
9.10.2015	985725	P&S Bank	Anuja Mitra	9,90,000	10,0.0		10,00,000
9.5.2016	000181	"	Do	11,88,000	12,000		12,00,000
1.7.2016	PSIBH1618730602	"	Do	13,69,737	16,720	2,85,543	16,72,000
12.3.2016	000033	"	Apurba Mitra	32,00,000	8,00,000		40,00,000
20.06.2016	000375	"	Do	31,48,672	9,31,414	5,76,985	46,57,071
12.03.2016	000034	"	Tapash Mitra	40,59,000	41,000		41,00,000
18.06.2016	000374	"	Do	44,66,720	51,379	6,19,759	51,37,858
14.03.2016	000035	"	Tarit Mitra	34,65,000	35,000		35,00,000
20.06.2016	000376	"	Do	68,23,818	75,280	6,28,902	75,28,000
12.03.2016	000032	"	Tora Mitra	11,88,000	12,000		12,00,000
18.06.2016	000371	"	DO	22,42,568	24,771	2,09,732	24,77,071
16.08.2016	000751	"	Santosh Kumar Dugar	6,21,720	6,280	Nil	6,28,000
16.08.2016	000752	"	Surendra Kumar Dugar	6,21,720	6,280	Nil	6,28,000
16.08.2016	000746	"	Pradip Kumar Chopra	6,25,680	6,320	Nil	6,32,000
16.08.2016	000747	"	Arun Kumar Sancheti HUF	6,25,680	6,320	Nil	6,32,000
16.08.2016	000748	"	P.S Contructions	6,25,680	6,320	Nil	6,32,000
18.08.2016	000758	"	PS Buildcon (P) Ltd	10,18,203	10,285	Nil	10,28,488
16.08.2016	000750	"	Charnock Estate (P) Ltd	13,20,177	13,335	Nil	13,33,512
16.08.2016	000738	"	Srijan Infrarealty (P) Ltd	6,25,680	6,320	Nil	6,32,000
16.08.2016	000740	"	Srijan Land & Building (P) Ltd	6,25,680	6,320	Nil	6,32,000



ADVISORY BOARD
OF ARCHIVES AND LIBRARIES
8 AUG 2010

13.08.2016	000759	"	Srijan Regency (P) Ltd	6,25,680	6,320	Nil	6,32,000
16.08.2016	000741	"	Srijan Promoters (P) Ltd	6,21,720	6,280	Nil	6,28,000
16.08.2016	000742	"	Srijan Niwas (P) Ltd	6,21,720	6,280	Nil	6,28,000
16.08.2016	000743	"	Srijan Complex (P) Ltd	10,18,203	10,285	Nil	10,28,488
16.08.2016	000744	"	Srijan Enclave (P) Ltd	13,20,177	13,335	Nil	13,33,512
							4,75,00,000

1. Tapash Mitra
2. Anuja Mitra
3. Aparna Mitra
4. Tarit Mitra
5. Taha Mitra
6. Sanku Kumar Saha
7. Anand Kumar Saha



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 AUG 2016

8 Pay to the order of

9 ARUN KUMAR SANCHETH-HUF
Arun Kumar Sancheth
Karta

10 CHARNOCK ESTATE PVT.LTD.
Arun Kumar Sancheth
Director

11 For SRIJAN INFRAREALTY PVT. LTD.
Rajendra Kumar
Director / Authorised Signatory

12 For SRIJAN LAND & BUILDING PVT. LTD.
Rajendra Kumar
Director / Authorised Signatory

13 BRIJAN REGENCY PRIVATE LIMITED
Rajendra Kumar
Director / Authorised Signatory

14 BRIJAN PROMOTERS PVT. LTD.
Rajendra Kumar
Director / Authorised Signatory

15 BRIJAN NIWAS PRIVATE LIMITED
Rajendra Kumar
Director / Authorised Signatory

For R. S. Constructions
Sachin Kumar Singh
Partner














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18 AUG 2011

18 AUG 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

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












Name... Tapash Mishra

Signature... [Signature]

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

Name... APURANITA

Signature... [Signature]












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

Name... TORA MITRA

Signature... [Signature]



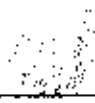

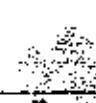


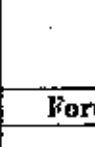
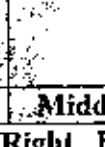


18 AUG 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

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












Name.....

Signature..... *[Handwritten Signature]*

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

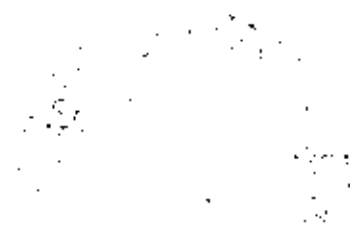
Name.....

Signature..... *[Handwritten Signature]*

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












Name..... *PRADIP KUMAR GHOSH*

Signature..... *[Handwritten Signature]*














Handwritten mark resembling a stylized '7' or 'J' above the text:
38 AUG 2016
Faint text below the date, possibly a name or address, is mostly illegible.

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	(Left Hand)				
					
	(Right Hand)				












Name ARUN KUMAR SANCHEI

Signature Arun K Sanchei

					
	(Left Hand)				
					
	(Right Hand)				

Name PRAYASH KUMAR BHINRADUA

Signature Prayash Bhinradua

					
	(Left Hand)				
					
	(Right Hand)				












Name

Signature Ravi Kumar Dugar














SECRETARY
OFFICE OF THE SECRETARY
GOVERNMENT OF WEST BENGAL, KOLKATA
28 AUG 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	(Left Hand)				
<i>Ta</i>					
	(Right Hand)				

Name... TARIT MITRA
 Signature... Tarit Mitra

					
	(Left Hand)				
					
	(Right Hand)				

Name... ANUJA MITRA
 Signature... Anuja Mitra

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

Name.....
 Signature.....



ADDITIONAL SECRETAR
OF ASSURANCES, KOLKATA
28 AUG 1960

Major Information of the Deed

Deed No.	I-1904-07938/2016	Date of Registration	21/08/2016 12:32:43 PM
Deed No./Year	1904-0001140588/2016	Office where deed is registered	A.R.A. - IV KOLKATA, District Kolkata
Query Date	11/08/2016 12:32:43 PM		
Applicant Name, Address & Other Details	BAPI DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831940720, Status : Advocate		
Transaction	Additional transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 4,75,00,000/-]		
Set Forth value	Market Value		
Rs. 14/-	Rs. 72,33,75,978/-		
Stamp Duty Paid (SD)	Registration Fee		
Rs. 75,001/- (Article:48(g))	Rs. 5,22,580/- (Article:E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

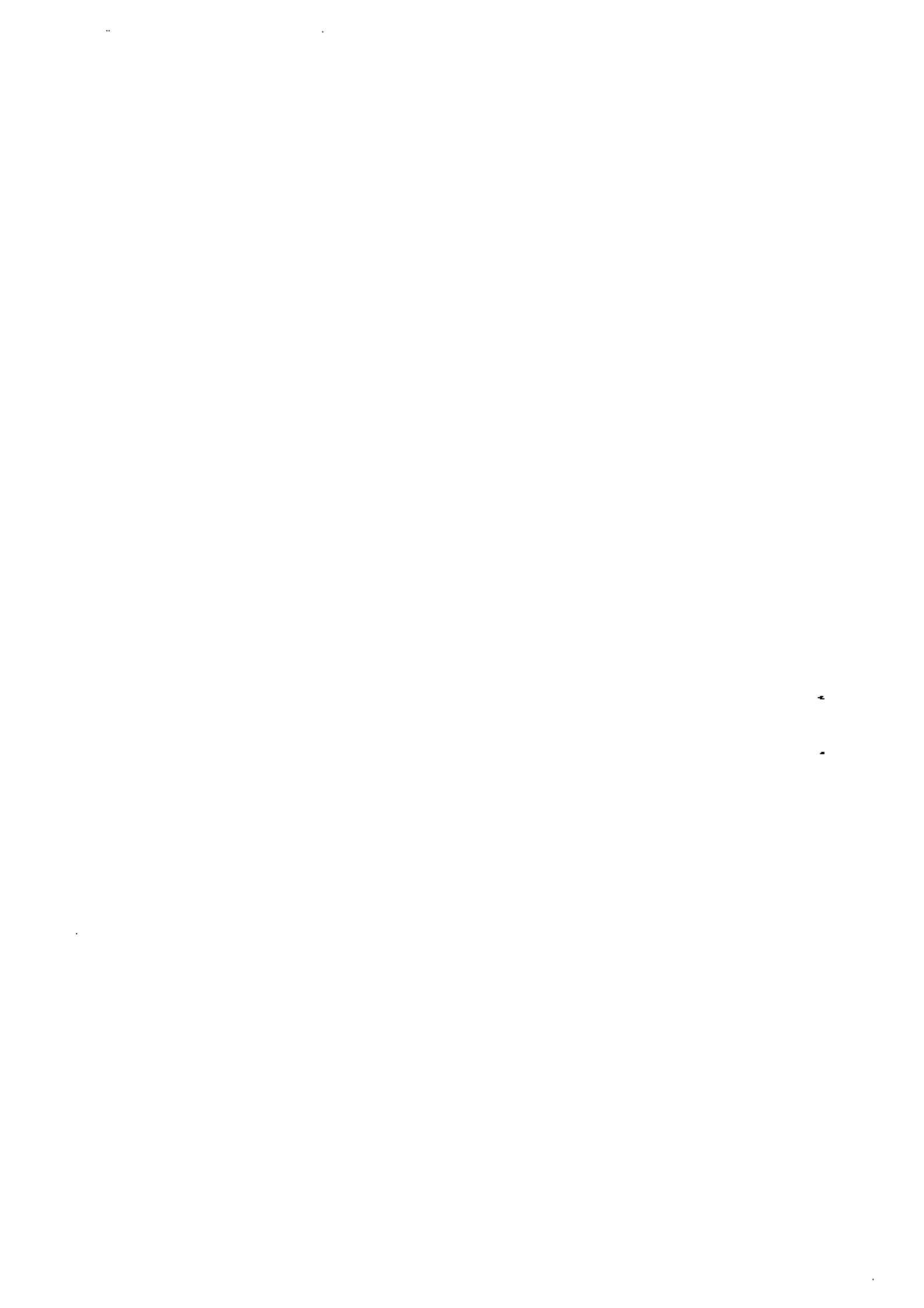
Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport - Madhyagram Crossing On Road) , Mouza: Doharia, Holding No:59

Sl. No.	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Detail
			Proposed	ROR				
L1	RS-1311	RS-25	Bastu	Bastu	26.5 Dec	1/-	3,21,21,222/-	Property is on Road
L2	RS-1312	RS-25	Bastu	Bastu	53.4 Dec	1/-	6,47,27,294/-	Property is on Road
L3	RS-1313	RS-645	Bastu	Bastu	32.17 Dec	1/-	3,88,93,952/-	Property is on Road
L4	RS-1314	RS-645	Bastu	Bastu	5 Dec	1/-	60,60,608/-	Property is on Road
L7	RS-1317	RS-942	Bastu	Bastu	154 Dec	1/-	18,66,66,726/-	Property is on Road
L8	RS-1318	RS-942	Bastu	Bastu	37.98 Dec	1/-	4,60,36,378/-	Property is on Road
L9	RS-1319	RS-942	Bastu	Bastu	53 Dec	1/-	6,42,42,445/-	Property is on Road
L10	RS-1320	RS-938	Bastu	Bastu	20 Dec	1/-	2,42,42,432/-	Property is on Road
L11	RS-1324	RS-938	Bastu	Bastu	42 Dec	1/-	5,09,09,107/-	Property is on Road
L12	RS-1321	RS-938	Bastu	Bastu	70.5 Dec	1/-	8,54,54,573/-	Property is on Road
TOTAL :					494.55Dec	10 1/-	5994,54,737 1/-	

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Jessore Rd, Road Zone : (Airport - Madhyagram Crossing On Road) , Mouza: Barasat, Holding No:59

Sl. No.	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Detail
			Proposed	ROR				
L5	RS-1315	RS-645	Bastu	Bastu	32.14 Dec	1/-	3,89,57,588/-	Property is on Road
L13	RS-1322	RS-938	Bastu	Bastu	24.75 Dec	1/-	3,00,00,010/-	Property is on Road
TOTAL :					56.89Dec	2 1/-	689,57,598 1/-	



District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport – Madhyagram Crossing On Road) , Mouza: Dig Beriya, Holding No:59

Sr No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L8	RS-1316	RS-942	Bastu	Bastu	18.12 Dec	1/-	2,19,63,643/-	Property is on Road
Grand Total :					569.56Dec	13 /-	6903,75,978 /-	

Structure Details :

Sr No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13	110000 Sq Ft.	1/-	3,30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 110000 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		110000 sq ft	1 /-	330,00,000 /-	

Land Lord Details :

Sr No	Name, Address, Photo, Finger print and Signature
1	Mr TAPASH MITRA Son of Late GANESH CHANDRA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEXPM8393P, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
2	Ms ANUJA MITRA Daughter of Late ASHOKE MITRA 239, LAKE ROAD, P.O:- RASH BEHARI AVENUE, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CNEPM3024R, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
3	Mr APURBA MITRA Son of Late GANESH CHANDRA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AKMPM3113C, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
4	Mr TARIT MITRA Son of Late TEJAMOY MITRA 380, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJSPM6527D, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
5	Mrs TORA MITRA Daughter of Late G C MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEZPM8228B, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
6	Mr SANTOSH KUMAR DUGAR Son of Late J M DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGRPP3021D, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence



7	Mr SURENDRA KUMAR DUGAR Son of Late I M DUGAR 2B, DOVER ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ACUPD1317K, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
8	Mr PRADIP KUMAR CHOPRA Son of Late MOTILAL CHOPRA 52/4/1, BALLYGUNGE CIRCUAL ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ACAPC9922B, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
9	PS CONSTRUCTIONS 12C, CHAKRABERIA ROAD NORTH, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
10	ARUN KUMAR SANCHETI HUF 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Status :Organization, Executed by: Representative
11	SRIJAN INFRA REALTY PVT. LTD. 5, RAMESHSWAR MALIA ROAD, P.O:- HOWRAH, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101 Status :Organization, Executed by: Representative
12	SRIJAN LAND AND BUILDING PVT. LTD. 36/1A, ELGIN ROAD, P.O:- LALA LAJPATH RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
13	SRIJAN REGENCY PVT. LTD. 36/1A, ELGIN ROAD, P.O:- LALA LAJPATH RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
14	SRIJAN PROMOTERS PVT. LTD. 169, N S C BOSE ROAD, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Status :Organization, Executed by: Representative
15	SRIJAN NIWAS PVT. LTD. 36/1A, ELGIN ROAD, P.O:- LALA LAJPATH RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
16	CHARNOCK ESTATE PVT. LTD. 83, TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATIK ROAD, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Status :Organization, Executed by: Representative
17	SRIJAN ENCLAVE PVT. LTD. 5, RAMESHSWAR MALIA ROAD, P.O:- HOWRAH, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101 Status :Organization, Executed by: Representative
18	P S BUILDCON PVT. LTD. 12C, CHAKRABERIA ROAD NORTH, P.O:- BALLYGUNGE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
19	SRIJAN COMPLEX PVT. LTD. 85, P A SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Status :Organization, Executed by: Representative
20	Mr TAPASH MITRA Son of Late GANESH CHANDRA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AEXPM8393P, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
21	Mr APURBA MITRA Son of Late GANESH CHANDRA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AKMPM3113C, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
22	Mr TARIT MITRA Son of Late TEJAMOY MITRA 380, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AJSPM6527D, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence

23 **Mrs TORA MITRA**
 Daughter of Late GANESH CHANDRA MITRA 333, JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake,
 District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No. AEZPM8228B, Status :Individual, Executed by: Self, Date of Execution:
 18/08/2016
 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence

Developer Details :

No	Name,Address,Photo,Finger print and Signature
1	PS SRIJAN REALVENTURE LLP 83, TOPSIA ROAD SOUTH, P.O:- TOPSIA, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AANFP4366R, Status :Organization

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	Mr ARUN KUMAR SANCHETI Son of Mr SUMERMAL SANCHETI 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAEHA1129G, Status : Representative, Representative of : ARUN KUMAR SANCHETI HUF (as KARTA)
2	Mr SANTOSH KUMAR DUGAR Son of Late J M DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BHOWANIPORE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAFFP0079J, Status : Representative, Representative of : PS CONSTRUCTIONS (as PARTNER)
3	Mr PRAKASH KUMAR BHIMRAJKA Son of Late BAJRANG LAL BHIMRAJKA 131/9, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAQCS4626M, Status : Representative, Representative of : SRIJAN INFRA REALTY PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN LAND AND BUILDING PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN REGENCY PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN PROMOTERS PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN NIWAS PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN ENCLAVE PVT. LTD. (as AUTHORIZED SIGNATORY), SRIJAN COMPLEX PVT. LTD. (as AUTHORIZED SIGNATORY)
4	Mr ARUN KUMAR SANCHETI Son of Mr SUMERMAL SANCHETI 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AACCC8833C, Status : Representative, Representative of : CHARNOCK ESTATE PVT. LTD. (as DIRECTOR)
5	Mr PRADIP KUMAR CHOPRA Son of Late MOTILAL CHOPRA 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAACP1754H, Status : Representative, Representative of : P S BUILDCON PVT. LTD. (as DIRECTOR)
6	Mr RAVI KUMAR DUGAR Son of Mr SANTOSH KUMAR DUGAR 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PS SRIJAN REALVENTURE LLP (as PARTNER)



Identifier Details :**Name & address:**

Mr BIVASH MUKHERJEE
 Son of Late B K MUKHERJEE
 2/119, VIDYA SAGAR COLONY, P.O:- NAKTALA, P.S:- Patuli, District-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr TAPASH MITRA, Ms ANUJA MITRA, Mr APURBA MITRA, Mr TARIT MITRA, Mrs TORA MITRA, Mr SANTOSH KUMAR DUGAR, Mr SURENDRA KUMAR DUGAR, Mr PRADIP KUMAR CHOPRA, Mr TAPASH MITRA, Mr APURBA MITRA, Mr TARIT MITRA, Mrs TORA MITRA, Mr ARUN KUMAR SANCHETI, Mr SANTOSH KUMAR DUGAR, Mr PRAKASH KUMAR BHIMRAJKA, Mr ARUN KUMAR SANCHETI, Mr PRADIP KUMAR CHOPRA, Mr RAVI KUMAR DUGAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.15217 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.15217 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.15217 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.15217 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.15217 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec



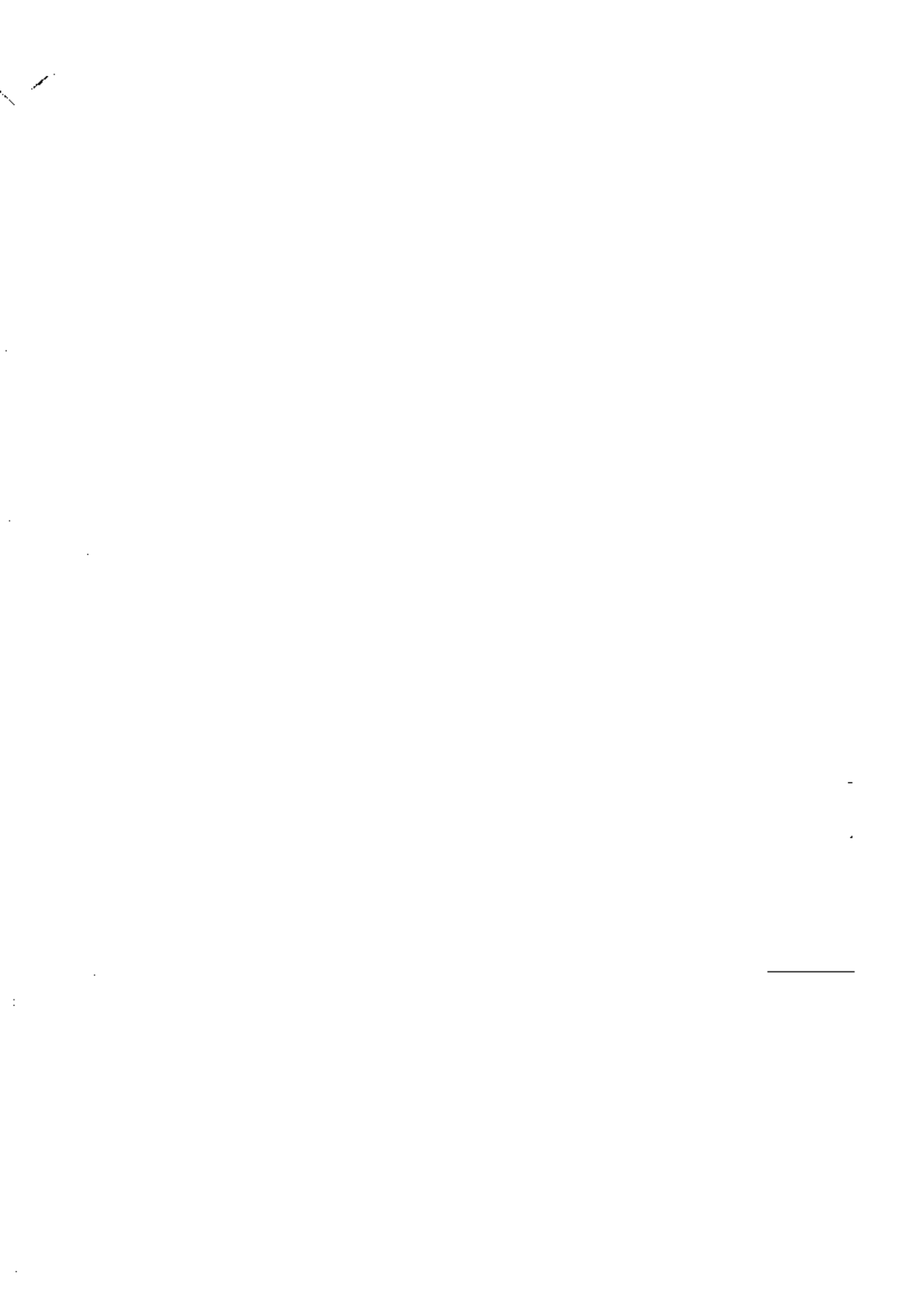
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.15217 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.869565 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.869565 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-0.869565 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-0.869565 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
12	SRIJAN-LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.869565 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.869565 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec



2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.82609 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.82609 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.82609 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.82609 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.82609 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.82609 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-3.06522 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-3.06522 Dec

8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-3.06522 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-3.06522 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-3.06522 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-3.06522 Dec

Transfer of property for L13

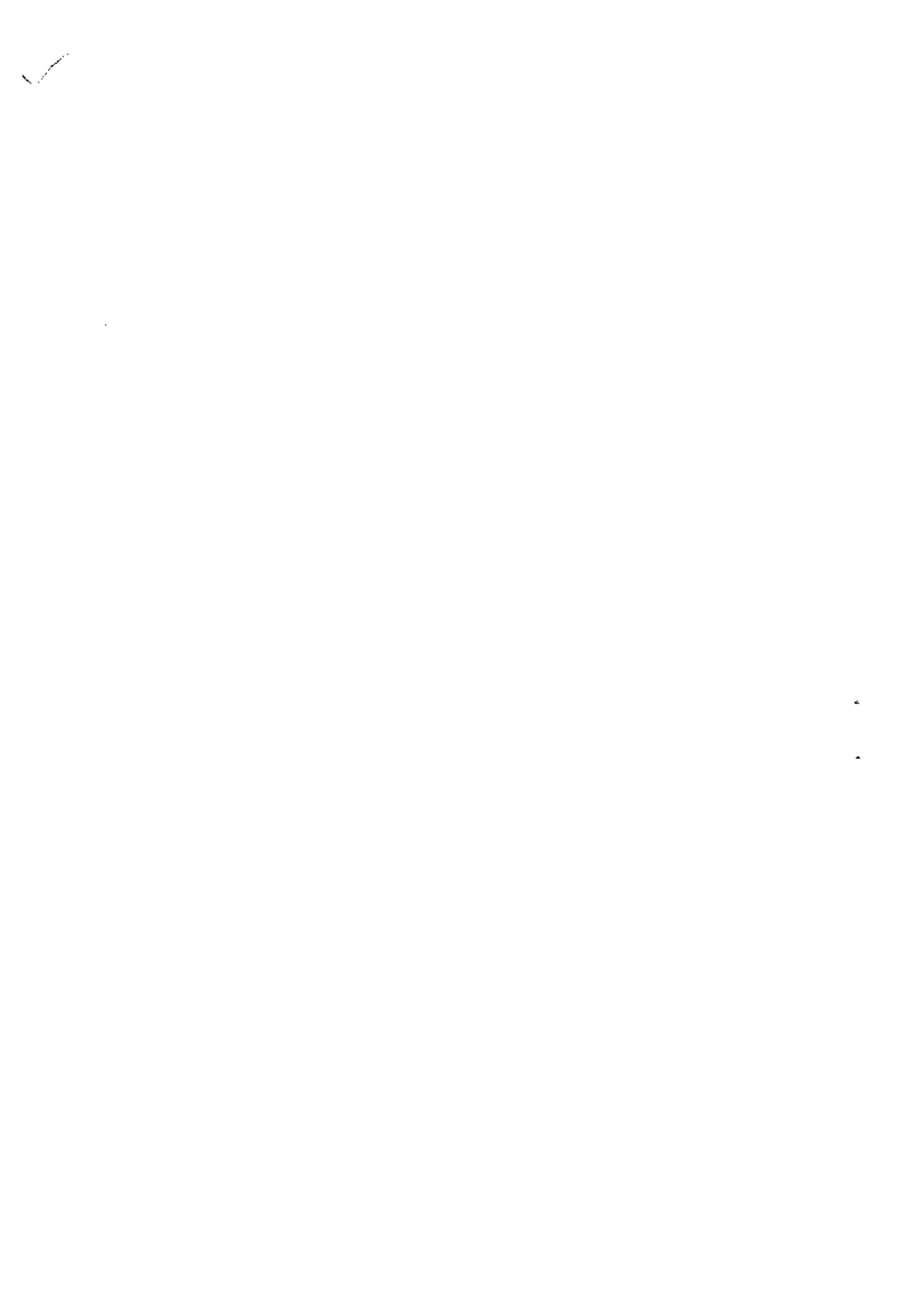
Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.07609 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.07609 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.07609 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.07609 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec



13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.07609 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.07609 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-2.32174 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-2.32174 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-2.32174 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-2.32174 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec



18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.32174 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-2.32174 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.3987 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.3987 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.3987 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.3987 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.3987 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.3987 Dec



Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.217391 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.217391 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-0.217391 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-0.217391 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
12	SRIJAN-LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.217391 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.217391 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec



5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.39739 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.39739 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.39739 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.39739 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.39739 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.39739 Dec

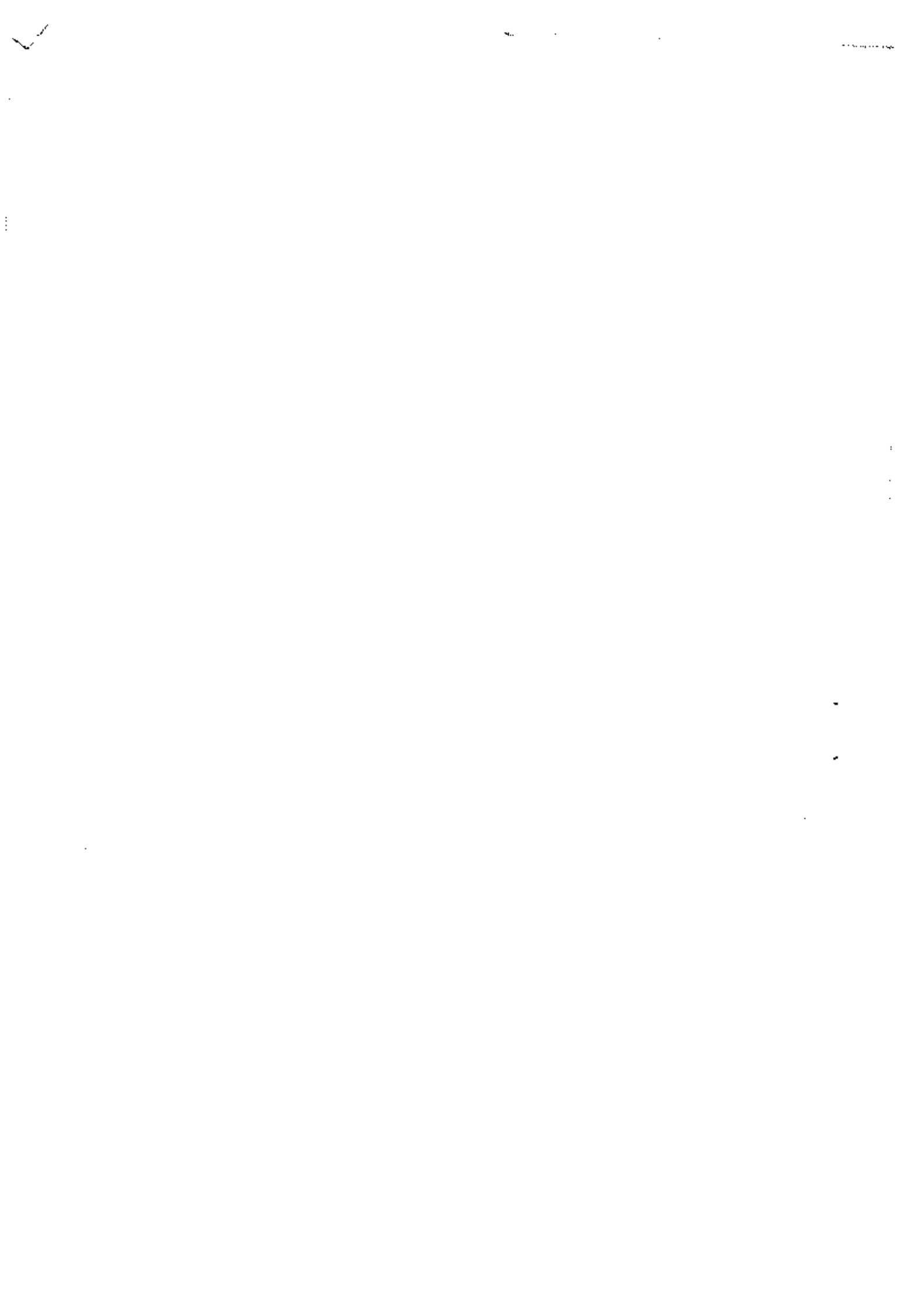
Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.787826 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-0.787826 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-0.787826 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-0.787826 Dec

11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-0.787826 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-0.787826 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-6.69565 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-6.69565 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-6.69565 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-6.69565 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec



16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-6.69565 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-6.69565 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.6513 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-1.6513 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-1.6513 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-1.6513 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-1.6513 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec

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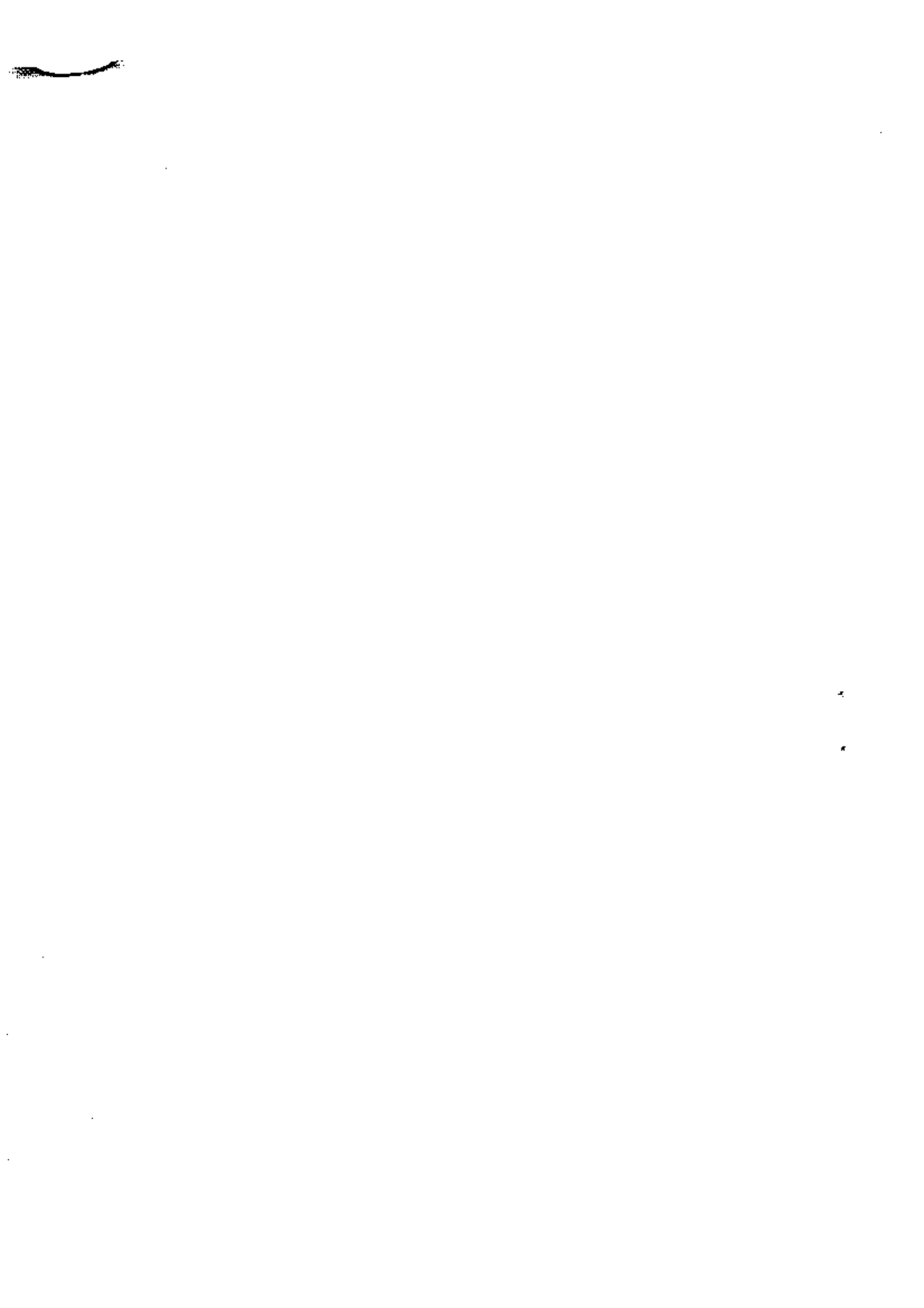
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-1.6513 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-2.30435 Dec
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-2.30435 Dec
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-2.30435 Dec
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-2.30435 Dec
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
13	SRIJAN REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-2.30435 Dec
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-2.30435 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
2	Ms ANUJA MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft



3	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
4	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
5	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
6	Mr SANTOSH KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
7	Mr SURENDRA KUMAR DUGAR	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
8	Mr PRADIP KUMAR CHOPRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
9	PS CONSTRUCTIONS	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
10	ARUN KUMAR SANCHETI HUF	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
11	SRIJAN INFRA REALTY PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
12	SRIJAN LAND AND BUILDING PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
13	SRIJAN.REGENCY PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
14	SRIJAN PROMOTERS PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
15	SRIJAN NIWAS PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
16	CHARNOCK ESTATE PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
17	SRIJAN ENCLAVE PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
18	P S BUILDCON PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
19	SRIJAN COMPLEX PVT. LTD.	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
20	Mr TAPASH MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
21	Mr APURBA MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
22	Mr TARIT MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft
23	Mrs TORA MITRA	PS SRIJAN REALVENTURE LLP-4782.61 Sq Ft

Endorsement For Deed Number : I - 190407938 / 2016

18/08/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 72,33,75,978/-


Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

18/08/2016

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

Presented for registration at 18:25 hrs on 18-08-2016, at the Private residence by Mr PRAKASH KUMAR BHIMRAJKA ..

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

Execution is admitted on 18/08/2016 by 1. Mr TAPASH MITRA, Son of Late GANESH CHANDRA MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 2. Ms ANUJA MITRA, Daughter of Late ASHOKE MITRA, 239, LAKE ROAD, P.O: RASH BEHARI AVENUE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Mr APURBA MITRA, Son of Late GANESH CHANDRA MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 4. Mr TARIT MITRA, Son of Late TEJAMOY MITRA, 380, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 5. Mrs TORA MITRA, Daughter of Late G C MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 6. Mr SANTOSH KUMAR DUGAR, Son of Late J M DUGAR, 52/4/1, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 7. Mr SURENDRA KUMAR DUGAR, Son of Late I M DUGAR, 2B, DOVER ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 8. Mr PRADIP KUMAR CHOPRA, Son of Late MOTILAL CHOPRA, 52/4/1, BALLYGUNGE CIRCUIAL ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 9. Mr TAPASH MITRA, Son of Late GANESH CHANDRA MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 10. Mr APURBA MITRA, Son of Late GANESH CHANDRA MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 11. Mr TARIT MITRA, Son of Late TEJAMOY MITRA, 380, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 12. Mrs TORA MITRA, Daughter of Late GANESH CHANDRA MITRA, 333, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 18/08/2016 by Mr ARUN KUMAR SANCHETI KARTA, ARUN KUMAR SANCHETI HUF, 26B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN 700016



Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Execution is admitted on 18/08/2016 by Mr SANTOSH KUMAR DUGAR PARTNER, PS CONSTRUCTIONS, 12C,
CHAKRABERIA ROAD NORTH, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal,
India, PIN - 700020

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Execution is admitted on 18/08/2016 by Mr PRAKASH KUMAR BHIMRAJKA AUTHORIZED SIGNATORY, SRIJAN
COMPLEX PVT. LTD., 85, P A SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas,
West Bengal, India, PIN - 700033

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Execution is admitted on 18/08/2016 by Mr ARUN KUMAR SANCHETI DIRECTOR, CHARNOCK ESTATE PVT. LTD.,
83, TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATIK ROAD, P.S:- Topsia, District:-South 24-Parganas, West Bengal,
India, PIN - 700046

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Execution is admitted on 18/08/2016 by Mr PRADIP KUMAR CHOPRA DIRECTOR, P S BUILDCON PVT. LTD., 12C,
CHAKRABERIA ROAD NORTH, P.O:- BALLYGUNGE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal,
India, PIN - 700020

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Execution is admitted on 18/08/2016 by Mr RAVI KUMAR DUGAR PARTNER, PS SRIJAN REALVENTURE LLP, 83,
TOPSIA ROAD SOUTH, P.O:- TOPSIA, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr BIVASH MUKHERJEE, Son of Late B K MUKHERJEE, 2/119, VIDYA SAGAR COLONY, P.O:
NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession
Law Clerk

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

08-2016.

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 5,22,580/- (B = Rs 5,22,489/- , E = Rs 7/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,22,580/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2016 4:53PM with Govt. Ref. No: 192016170019003001 on 16-08-2016, Amount Rs: 5,22,580/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 97565089 on 16-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 74,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26440, Amount: Rs.100/-, Date of Purchase: 17/05/2016, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2016 4:53PM with Govt. Ref. No: 192016170019003001 on 16-08-2016, Amount Rs: 74,901/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 97565089 on 16-08-2016, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 295822 to 295917

being No 190407938 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.08.25 19:43:10 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 25-08-2016 19:43:09
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

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