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भारतीय गैर न्यायिक

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सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
III

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12, 8, 95, 879

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsements/affixes attached to this document are the part of this Document.

[Signature]
AIS

Additional Registrar
of Assurances-MI, Kolkata

DEVELOPMENT AGREEMENT

[Signature]
of Assurances MI, Kolkata
19 AUG 2017

THIS AGREEMENT made this 3rd day of August, Two Thousand and Seventeen (2017);

BETWEEN:

[Signature]

[Signature]

STANDARD PHARMACEUTICALS LIMITED, (PAN No. AADCS9018E) a company within the provisions of the Companies Act, 1956, having its Registered Office at 27, Mirza Ghalib Street, Kolkata-700 016, being represented by its Director Sri Omesh Sethi, (PAN No. AAMPS1303G), S/O Lt. J.L. Sethi, resident of C- 60 Ground Floor, New Delhi, East of Kailash, Srinivaspuri South Delhi, Delhi 110065, hereinafter referred to as the **FIRST PARTY/LANDLORD** (which expression shall unless excluded by or repugnant to the context be deemed to include its Successors, successor in interest and assigns of the **FIRST PART**.

A N D

PUSHPPALKI REALITY PVT. LTD. (PAN No. AAHCP2783P) a company within the provisions of the Companies Act, 1956, having its Registered Office at 216, Mahatma Gandhi Road, Kolkata-700 007, being represented by its Director Sri Madan Mohan Mall, (PAN No. AJNPM5103G) S/O Sri Man Mohan Mall, residing at DL-41, Saltlake, Sec-2, Kolkata 700091, the **SECOND PARTY** hereinafter referred to as the **"DEVELOPER"** (which expressions shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-interest and assigns) of the **SECOND PART**.

SCOPE AND AMBIT OF THE AGREEMENT.

A. The parties have decided to develop the Premises Nos. 1/A, D'cruze Garden Lane, Serampore, District- Hooghly; 1/B, D'cruze Garden Lane, Serampore, District- Hooghly; 1/C, D'cruze Garden

Lane, Serampore, District- Hooghly; and 1/D, D'cruze Garden Lane, Serampore, District- Hooghly; formerly part of 1 D'cruze Garden Lane, Seerampore, District- Hooghly measuring 82.6 cottahs, 78 cottahs, 127.6 cottahs, 89.6 cottahs respectively hereinafter collectively referred to as the "said premises" and more fully described in Schedule "A" hereto for commercial exploitation.

B. Of the above said premises, the First Party had created mortgage on the land admeasuring 400 cottahs out of the total land admeasuring 900 cottahs situated at Serampore, Hooghly in favor of The Federal Bank Limited (hereinafter referred to as Federal Bank) for securing the loans availed by H. R. International Limited (hereinafter referred to as H. R. International). The loans of H. R. International were assigned by Federal Bank to JM Financial Asset Reconstruction Company Limited (earlier known as JM Financial Asset Reconstruction Company Private Limited; hereinafter referred to as JMFARC).

C. The First Party on being satisfied about the credentials of the Developer wish to engage the Developer as the developer of the said premises for commercial exploitation and certain terms and conditions have been agreed upon by and between the parties for development and disposal of the Said Premises which have been reduced to writing hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS;

1. **APPOINTMENT :**

The First Party has agreed to appoint the Developer as developer of the said premises and the Developer has agreed to take such appointment for development of the Said Premises on the terms and conditions mentioned hereinafter.

2. **RIGHT, TITLE AND INTEREST OF THE FIRST PARTY:**

The said Premises is not affected by any acquisition or requisition of the Central Government, State Government and/or any Governmental authorities and the right, title and interest of the First Party is absolutely free from all encumbrances subject to what has been stated herein below.

3. **ABOUT THE SAID PREMISES:**

The brief history of the said Premises has been narrated herein below:

- a) Standard Pharmaceuticals Ltd, the First Party, is the Owner of Premises No.1, D'cruze Garden Lane, Serampore, Hooghly, comprising of approx 900 Cottahs of land under various dag number by Deed of Conveyance dated 21.08.1997 registered with the office of the Additional District Sub-Registrar,

Serampore, the said premises was sold, transferred and conveyed to the First Party herein.

- b) ✓ The name of the First Party was recorded in the record of Serampore Municipality and the First Party has been paying the rates and taxes to the Serampore Municipality.
- c) ✓ By a scheme of merger and rehabilitation the Hon'ble Bench of BIFR in its order dated June 2003 allowed the Company to sell / develop the property for its revival. The Govt. of West Bengal has given its no objection for the same.
- d) On 25.04.2011 by an Agreement of Sale, the First Party sold about 400 cottahs of land more fully described in Schedule "A" to this agreement, to H. R. International, by taking 100% consideration money and handed over the possession of the land to H. R. International. The First Party had sold, transferred and assigned the premises to H. R. International and handed over the possession to them.
- e) Upon request of H. R. International, the First Party created an equitable mortgage for the said 400 Cottahs of land in favour of the Federal Bank, Burabazar Branch for various credit facilities enjoyed by H. R. International. The First

Party also gave a corporate guarantee of Rs.7.41 crores to the bank along with the mortgage of the property.

- f) Subsequently, H. R. International failed to pay the dues of the bank and the account became Non Performing Asset in the books of Federal Bank. On 30.03.2016, the loans of H. R. International were assigned to JMFARC under the provisions of SARFAESI Act, 2002 pursuant to which JMFARC stepped into the shoes of Federal Bank and have become secured creditor to H. R. International. JMFARC has agreed to restructure the loans of H. R. International vide its restructuring letter No. JMFARC/ Kolkata/ AR/2017-18/11 dated August 2, 2017 (hereinafter referred to as Restructuring Letter).
- g) As per the terms of Restructuring Letter, the Developer has agreed to deposit this Agreement with JMFARC as security for the loans availed by H. R. International and to this effect, the Developer and H. R. International shall execute a Deed of Hypothecation in favor of JMFARC.

- h) The First Party approached the Serampore Municipality and requested them to divide the 400 Cottahas of land into 4 plots namely:-

1A, D'cruze Garden Lane having area of	82.6 Cottahas
1B, D'cruze Garden Lane having area of	78 Cottahas
1C, D'cruze Garden Lane having area of	127.6 Cottahas
1D, D'cruze Garden Lane having area of	89.6 Cottahas

Serampore Municipality granted the request by taking the various charges and mutation fees for dividing the premises on 21.10.2014.

- i) The First Party approached Serampore Municipality for sanction of plan for construction of residential buildings on the above premises. The plan was applied for and Serampore Municipality accorded the sanction after taking the necessary fees on 28.11.2014 being Petition Nos. 399, 427, 428 and 429 of 14-15, Serial No. B.O.C 8 dated 28.11.2014, as per the scheme sanctioned by the Hon'ble Bench of BIFR.
- j) H. R. International Ltd. gave its irrevocable consent to the First Party to enter into a Development Agreement with Pushppalki Realty Pvt. Ltd., the Second Party to this agreement, herein referred to as Developer. The Developer has agreed to abide by

the terms and conditions of the Restructuring Letter mentioned above and shall execute Corporate Guarantee and Hypothecation Agreement in favour of JMFARC

4. **ABOUT THE DEVELOPER:**

The Developer has stated to the First Party that it has got reasonable expertise for development of various premises in and around Kolkata either through itself or through its sister concerns. The Developer has reasonable expertise and infrastructure and financial capabilities to complete the project and make the same a viable one.

5. **RESOLUTION:**

All the parties have taken resolution in their respective board meeting and/or in appropriate forums under the provisions of the Companies Act, 1956 for entering into this agreement and also for incidental purposes.

6. **OBLIGATIONS, DUTIES, RESPONSIBILITIES AND COVENANTS OF THE FIRST PARTY:**

- a) The First Party has stated that they have absolute unfettered right, title and interest over the said Premises as assigned to them by virtue of the tripartite agreement with H. R.

International dated 03.08.2017 save and except what has been stated hereinabove. Further, the First Party will keep its right, title and interest absolutely free, as it is today, till the completion of the development project subject to mortgage as stated above.

- b) The First Party shall pay all rates and taxes in respect of the Said Premises till the possession of the said premises is handed over to the Developer and thereafter the property taxes will be paid by the Developer for the said premises until the possession of the First Party's allocation mentioned hereinafter is handed over to the First Party after development and thereafter the property tax will be divided according to share of the First Party and the Developer.
- c) The Developer is authorised to enter into various agreements for disposal of the Developer's allocation and the First Party shall, if necessary, shall join as Confirming Parties in the document for disposal of the Developer's Allocation.
- d) The First Party shall at the request of the Developer execute and register necessary conveyance in favour of the Developer or its nominee and/or nominees for the Developer's Allocation and/or portion thereof.

- c) The First Party has not entered into any agreement for sale or transfer or development of the Said Premises with any other person or persons.
- f) The First Party hereby grant exclusive right to the Developer to build up and to exploit commercially the said premises by constructing new building or buildings thereon in accordance with the plan already sanctioned by the Serampore Municipality and/or to be sanctioned by the said Municipality with or without amendment and/or modifications of the said sanctioned building plan caused to be made by the Developer.
- g) The First Party shall always co-operate with the Developer for smooth development of the Said Premises and shall not do any act, deed or things whereby the Developer shall be prevented from construction and completion of the new building or buildings or in disposal of Developer's Allocation nor shall cause any obstruction or interruption in the Developer's making or causing to be made such construction of the new building or buildings or in disposal of Developer's Allocation, nor shall cause any obstruction till the development is completed.
- h) The First Party hereby agrees and covenants with the Developer not to do any acts, deeds or things whereby the Developer may

be prevented from selling, assigning and/or disposing the Developer's Allocation or portion thereof.

- i) The First Party shall execute Power of Attorney/Attorneys in favour of the Developer and/or its nominee or nominees for carrying out the development of the Said Premises and/or all acts relating to and touching with the development project as well as for disposal of the Developer's Allocation by the Developer.
- j) The First Party will sign all papers and documents as may be required for smooth development and disposal of the Said Premises in terms of this agreement as and when placed by the Developer and/or as and when the same will be required for statutory compliance without any delay and negligence.
- k) The First Party or its authorised representative shall sign and/or cause to be signed all plans, applications, affidavits, declarations and other documents as may be required for obtaining sanction of the building plan from the Serampore Municipality and/or for obtaining sanction from other statutory authorities including one under the Promoter's Act.
- l) It shall sign all documents for disposal of the Developer's Allocation including for execution and registration of

be prevented from selling, assigning and/or disposing the Developer's Allocation or portion thereof.

- i) The First Party shall execute Power of Attorney/Attorneys in favour of the Developer and/or its nominee or nominees for carrying out the development of the Said Premises and/or all acts relating to and touching with the development project as well as for disposal of the Developer's Allocation by the Developer.
- j) The First Party will sign all papers and documents as may be required for smooth development and disposal of the Said Premises in terms of this agreement as and when placed by the Developer and/or as and when the same will be required for statutory compliance without any delay and negligence.
- k) The First Party or its authorised representative shall sign and/or cause to be signed all plans, applications, affidavits, declarations and other documents as may be required for obtaining sanction of the building plan from the Serampore Municipality and/or for obtaining sanction from other statutory authorities including one under the Promoter's Act.
- l) It shall sign all documents for disposal of the Developer's Allocation including for execution and registration of

conveyance and/or conveyances to the nominee and/or nominees of the Developer for disposal of Developer's Allocation.

- m) The First Party will not indulge in any activities which may be detrimental to the development of the Said Premises and/or may affect the mutual interest of the parties hereto. It will take all steps that may be necessary for successful completion of the development of the Said Premises and for disposal of Developer's allocation to the Developer and/or to its nominees.

7. **DUTIES, RESPONSIBILITIES AND COVENANTS OF THE DEVELOPER.**

- a) The Developer has stated and assured that it has reasonable requisite expertise to develop several premises in and around Kolkata. It has necessary expertise and infrastructure for carrying out the development project for the magnitude of one which is at hand on the Said Premises.
- b) The Developer shall ensure maximum commercial exploitation of the Said Premises to the mutual benefit of the parties.
- c) The Developer shall always act in accordance with applicable laws and without breach of any statutory provisions.

- d) The Developer shall at its own cost and risk construct, erect and complete the new building or buildings at the Said Premises in accordance with the sanctioned plan at its own cost and risk with good and standard materials as per specifications to be given by the architect.
- e) The Developer shall bear all costs for development, construction and erection of the new building in the Said Premises. The cost of demolition shall also be paid and borne by the Developer. The Developer shall install lift or lifts, pump, tube well, water storing tank, overhead reservoir, electric connections, other installations and facilities required to be provided in a decent residential multistoried building at Serampore having self-contained apartment(s) on the ownership basis.
- f) The Developer shall not hand over possession of its allocation to its nominee or nominees without first offering possession to the First Party, the First Party's Allocation duly completed, provided however that, it is made absolutely clear that possession may be offered on building to building basis on the basis of completion certificate/part completion certificate issued by the Architect and/or the appropriate authorities and in that event, the Developer shall be entitled to hand over possession of the building for which Completion/part completion certificate has

been obtained from the Architect and/or the appropriate authorities after offering possession of the First Party's Allocation to the First Party for the said particular building, **PROVIDED FURTHER** that, a particular building shall be deemed to have been completed when the said particular building is completed and could be used for habitation notwithstanding non completion of certain portions of common areas and facilities which would be completed after all the buildings are ready for habitation.

- g) The Developer shall not sale, transfer and/or dispose of the First Party's Allocation under any circumstances SAVE what has been provided in this agreement expressly in writing.
- h) All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the First Party as its own costs and expenses and it shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for exploitation of the Said Premises.
- i) The Developer shall be authorised in the name of the First Party in so far as is necessary to apply for and obtain quotas,

entitlements and other allocations for cement steel bricks and other building materials allocable to the First Party for the construction of the building (s) and to similarly apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building or buildings and other inputs and facilities required for the construction or enjoyment of the building for which purpose as mentioned hereinabove, the First Party shall execute in favour of the Developer a Power of Attorney and other authorities as shall be required by the Developer.

- j) The Developer shall subject to the terms and conditions of this agreement hand over the First Party's Allocation duly completed to the First Party in time and shall not encumber the First Party's Allocation, under any circumstances, in any manner whatsoever.
- k) The Developer hereby agrees and covenants with the First Party not to violate or contravene any statutory provisions applicable to the construction and development of the Said Premises.
- l) The Developer shall not do any act, deed or things whereby the First Party shall be prevented from enjoying, selling, assigning

entitlements and other allocations for cement steel bricks and other building materials allocable to the First Party for the construction of the building (s) and to similarly apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building or buildings and other inputs and facilities required for the construction or enjoyment of the building for which purpose as mentioned hereinabove, the First Party shall execute in favour of the Developer a Power of Attorney and other authorities as shall be required by the Developer.

- j) The Developer shall subject to the terms and conditions of this agreement hand over the First Party's Allocation duly completed to the First Party in time and shall not encumber the First Party's Allocation, under any circumstances, in any manner whatsoever.
- k) The Developer hereby agrees and covenants with the First Party not to violate or contravene any statutory provisions applicable to the construction and development of the Said Premises.
- l) The Developer shall not do any act, deed or things whereby the First Party shall be prevented from enjoying, selling, assigning

and/or disposing of the First Party's Allocation in the new building or buildings at the Said Premises.

8. **CONSIDERATION:**

- a) In lieu of the Developer's developing the Said Premises, the First Party shall convey and/or transfer 88% of the saleable area along with proportionate undivided impartible land area and further along with common areas and facilities and together with the covered and open car parking space, hereinafter referred to as the "Developer's Allocation" to the Developer and the balance 12% of the saleable area and proportionate undivided impartible land area, hereinafter referred to as the "the First Party's Allocation" shall be handed over by the Developer to the First Party as duly completed free of cost.
- b) The Developer has agreed to meet the commitment and make the payment to JMFARC as per their letter of restructuring Letter No. JMFARC/ Kolkata/ AR/2017-18/11 dated August 2, 2017 for clearing the debts against the mortgaged of H. R. International Ltd.

9. **TIME AND COMPLETION:**

The Developer shall complete the development of the Said Premises within 5 (five) years from the date of obtaining sanctioned

building plan from the Serampore Municipality subject to Force Meajure Clause written hereinafter.

10. **ALLOCATION:**

The First Party and the Developer shall allocate their respective spaces by mutual agreement within themselves and a letter of confirmation will be exchanged. Minor adjustment in allocation, if required, may also be adjusted against price to be mutually agreed upon. The First Party allocation will be done in the premises No. 1/C and 1/D, D'cruze Garden Lane, Serampore.

11. **MAINTENANCE :**

The Developer shall manage and maintain the common services of the building/buildings to be constructed till an association is formed with the help and co-operation of the First Party but at the cost of the allottees to which all the allottees shall be the members irrespective of whether they acquire right, title and interest of the First Party's allocation or from the Developer's allocation and after such association is formed, the common services maintenance and management of the building or buildings shall be managed, controlled and organised by the said association. However, it is made absolutely clear that the First Party and Developer are principally responsible for the payment of maintenance/service charges for their respective

allocation. After the association is formed the Developer shall hand over the maintenance to the association.

12. **INDEMNITY:**

All the parties hereby indemnify the others against the breach of the terms and conditions mentioned herein.

13. **BREACH:**

If any Party shall fail or neglect to perform or commit breach of any of the provisions of this agreement, it shall be open to the other to have its right or remedies enforced through the Courts/Forums at the costs and expenses of the defaulting party.

14. **MISCELLANEOUS:**

- a) The First Party and the Developer have entered into this agreement purely as a contract at arms length and on principal to principal basis and nothing contained herein shall be deemed to construe as a partnership between the Developer and the First Party or as a joint venture between the parties hereto in any manner nor shall be the parties hereto constitute as an association of persons.
- b) It is understood that from time to time to facilitate the construction of the new building or buildings by the Developer

various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the First Party shall execute ALL such additional power of attorney and/or authorities as may be required by the Developer for the purpose of development and all connected matters and the First Party also undertakes to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the First Party and/or go against the spirit of this agreement.

- c) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the First Party of the Said Premises or any part thereof to the Developer or as creating any right title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof, provided however that, the Developer shall be entitled to borrow money from any bank or banks by depositing title deeds of the said premises or otherwise without creating any financial liability on the First Party or

affecting their estate and interest in the Said Premises and it being expressly agreed and understood that in no event the First Party nor any of its estate shall be responsible and/or be made liable for payment of any dues of such bank or banks and shall remain indemnified against all actions suits proceedings and costs charges and expenses in respect thereof. The First Party hereby authorise the Developer to borrow money from the Bank or Banks or Financial institution by depositing the title deeds or otherwise subject to the terms mentioned hereinabove.

- d) The First Party have handed over possession of the said premises to the Developer at the time of signing of this Agreement and Developer has accepted the same without any objection.
- e) During subsistence of this agreement, the First Party shall not deal with the Said Premises in any manner whatsoever except for the purposes mentioned herein.
- f) All deposits for supplies and services except for water, electricity and drainage connection shall be proportionately deposited by the First Party and Developer according to their respective allocations.
- g) The parties hereto shall pay rates and taxes for their respective Allocations from the date of obtaining completion certificate

from the Serampore Municipality and/or from the date(s) such taxes are payable for the new building or buildings.

- h) The name of the project shall be **Shridhar Vihar**.
- i) The water line and the sewerage line shall be constructed by the Developer at its own cost and make it functional and necessary approval will be taken from the Serampore Municipality if required.

15. **FORCE MAJEURE:**

Force Majeure shall mean and include any war, civil commotion, riots, Governmental notifications, any statutory notifications, acts of God and/or any order of the Courts and/or any prohibitory order from any Court of Law to which the parties have no control.

16. **WAIVER :**

The failure with or without intent of any party hereto to insist upon the performance by the other on any terms and/or provisions of this agreement in strict conformity with the literal requirements hereto shall not be treated or deemed to constitute a modification of any of the terms and/or provisions hereto nor shall such failure or election be deemed to constitute a waiver of the right of such party at any time whatsoever thereafter to insist upon performance by the other strictly in accordance with any of the terms and/or provisions of this agreement.

17. **NOTICE :**

All notices to be served hereunder by any one of the parties on the other party by registered post/speed post with acknowledgement due card and/or courier service shall be deemed to have been served at the address of the other party mentioned hereinabove irrespective of return of the acknowledgement card. Similarly, any notice to be served through fax shall also be treated as validly served if the fax number of the concerned party is correct. None of the parties shall raise any objection to the service of notice served as aforesaid.

18. **ARBITRATION :**

- a) The parties raising disputes shall serve a notice to the other party at the address mentioned hereinabove or to its last known address detailing therein the grievances and/or differences and within fifteen days of receive such notice, there would be a joint meeting between the parties for amicable settlement of the disputes and/or for meeting the grievances of the concerned parties. In case the disputes cannot be settled in the said meeting or within any mutually extended time then either party could take recourse to arbitration proceedings as mentioned herein below.
- b) All disputes and differences between the parties hereto with regard to interpretation of this agreement and/or for implementation and/or in any way relating to or touching in

any manner with this agreement or arising in pursuance thereof shall be referred to arbitration and the said arbitration will be governed by the Arbitration and Conciliation Act, 1996.

- c) The award passed by the Arbitrator/Arbitrators shall be binding upon the parties and both the parties shall accept the award passed by the Arbitrator/Arbitrators.

19. **MODIFICATION OF THE AGREEMENT :**

- a) No amendment or change hereof or addition hereto shall be effective or binding on either of the parties hereto unless set forth in writing and executed by the duly authorised representatives of each of the parties hereto.
- b) Any matter which may come up at any time during the subsistence of this agreement but not covered herein shall be decided mutually.

20. **TERMINATION:**

- i. The First Party and the Second Party shall have the right to terminate this agreement by mutual consent.
- ii. In the event of such termination, the Parties hereby agree, acknowledge and undertake that in case of termination of the Agreement, it shall not take any further steps pertaining to the project without the consent of the secured lender (JMFARC).

- iii. Further, in the event of such termination, the rights of JMFARC shall remain unaffected.

21. **JURISDICTION :**

Only the Courts having territorial jurisdiction over the Said Premises and the Calcutta High Court shall have the jurisdiction in all matters relating to and/or emanating out of this agreement.

SCHEDULE 'A' REFERRED TO ABOVE:

ALL THAT piece and parcel of land or premises Nos. 1/A, D'cruze Garden Lane, Serampore, District : Hooghly, 1/B, D'cruze Garden Lane, Serampore, District : Hooghly 1/C, D'cruze Garden Lane, Serampore, District : Hooghly 1/D and D'cruze Garden Lane, Serampore, District : Hooghly, formerly apart of 1, D'cruze Garden Lane, Serampore, District : Hooghly measuring an area of 82.6 cottahs, 78 cottahs, 127.6 cottahs, 89.6 cottahs respectively (being a little more or less) in Mouza Mahesh & Ballavpur respectively, J.L. No. 14 & 15, P.S. Serampore, District Hooghly, Ward No. 27 under the jurisdiction of Serampore Municipality butted and bounded as follows:-

On the North	:	Land of Serampore Industries;
On the East	:	Property of Eastern Railway;
On the South	:	Jamnagar Road under Serampore Municipality;
On the West	:	Property of Standard Pharmaceuticals Ltd.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the 3rd day of August, 2017 first above written.

SIGNED SEALED AND DELIVERED by the Parties at Kolkata in presence of:

Witnesses:

- 1. TARUN MALL
55/6, PURNADAS ROAD,
KOLKATA - 700029.
3/0 BISHNU PRAKASH MALL

STANDARD PHARMACEUTICALS LTD.

[Signature]
Director

COMESH KUMAR SETH

SIGNATURE OF THE FIRST PARTY/LANDLORD

- 2. *[Handwritten notes: 810 Late 5-17-2017, 49 3/4 A G-7, Kowla, Work when 8th floor, Howrah, 71102]*

PUSHPPALKI REALTY PVT. LTD

[Signature]
Director

PUSHPPALKI REALTY PVT. LTD

[Signature]
(Madan Mohan)

SIGNATURE OF THE SECOND PARTY/ DEVELOPER

Drafted & prepared by me:

[Signature: Debranjana Banerjee]
Debranjana Banerjee
Advocate
High Court at Calcutta
WB/1867/2002

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

ARN: 19-201718-005561037-1

GRN Date: 10/08/2017 14:59:41

BRN : 358189429

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 10/08/2017 15:00:33

DEPOSITOR'S DETAILS

Id No. : 19030001152312/1/2017
(Query No./Query Year)

Name : PUSHPPALKI REALTY PVT LTD
Contact No. : 9062380225 Mobile No. : +91 9062380225
E-mail : BIMAL.CMTTL@YAHOO.COM
Address : 545 G T ROAD SOUTH HOWRAH
Applicant Name : Mr DEB RANJAN BANERJEE
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19030001152312/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	19030001152312/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	101

In Words : Rupees Seventy Five Thousand Twenty One only

Total

75021





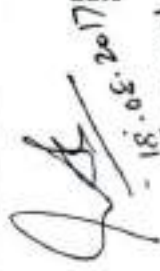



Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 19030001152312/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr OMESH SETHI C 60, NEW DELHI, P.O:- LAJPATNAGAR, P.S:- Lajpat Nagar, District:- New Delhi, Delhi, India, PIN - 110065	Represent ative of Land Lord [STANDA RD PHARMA CEUTICA LS LIMITED]		e-3332 	 18.08.2017 (OMESH SETHI)
2	Mr MADAN MOHAN MALL DL-41, SALT LAKE, Block/Sector: II, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091	Represent ative of Developer [PUSHPP ALKI REALITY PVT LTD]		e-3331 	 18/8/17 Madan Mohan Mall Witness


Additional Registrar of
Assurances III Kolkata
19 AUG 2017

No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr TARUN MALL Son of Mr BISHNU PRAKASH MALL 55/6, PURNA DAS ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700029	Mr OMESH SETHI, Mr MADAN MOHAN MALL	 18/8/2017.



(Malay Kanti Das)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal

Additional Registrar of
Assurances III Kolkata
18/08/2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADAN MOHAN MALL
MANMOHAN MALL

24/05/1977

Permanent Account Number
AJNPM5103G

Signature

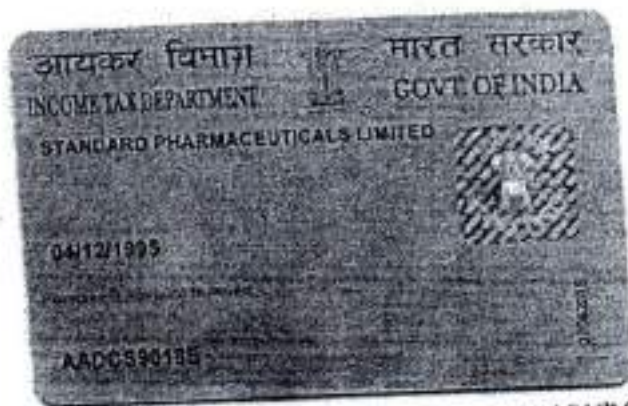


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ९१४.



PUSHPPALKI REALTY PVT. LTD
[Signature]
Director



STANDARD PHARMACEUTICALS LTD.

Director



[Handwritten signature]

J.S.

Transport Department Government of Delhi
Licence to Drive Vehicles Throughout India

Licence No.	DC-031008L34699	(P) R
Name	OMESH SETHI	
S/W/D	JL SETHI	
DOB	17/04/1941	BG : U
Address	C-60 GROUND FLOOR EAST OF KAILASH NEW DELHI 110065	

Issue Date : 15/05/2012
Validity : 15/05/2017
Iss. Carr No : NA

Authorized to Drive
LMV-NT
M.CYL

Date of Issue
11/09/1998
11/09/1998

J.S.
(Holder's Signature)

[Signature]
Issuing Authority (SZ)



J.S.



Tarun Salil

Blank form with horizontal lines and a dotted border on the right side.

XXXXXXXXXXXX

XXXXXXXXXXXX



Z3586514

MAN MOHAN MALL

NIRMALA DEVI MALL

SHRUTIKA MALL

DL-41, SALT LAKE, SECTOR-II

KOLKATA, NORTH 24 PARGANAS

PIN: 700091, WEST BENGAL, INDIA

Z2703373

21/02/2014

KOLKATA

CA2078808193945

Handwritten signature

 ~~सर्वोच्च न्यायालय~~
Government of India

 Tarun Kumar Mali
DOB: 24/04/1970
MALE

























5715 8832 2899

मेरा आधार, मेरी पहचान

Tarun Mali

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Qadeer (D. MESH SETHI)</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<i>Moham Moham Mall</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Major Information of the Deed

Deed No :	I-1903-01974/2017	Date of Registration	19/08/2017
Query No / Year	1903-0001152312/2017	Office where deed is registered	
Query Date	09/08/2017 2:11:49 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEB RANJAN BANERJEE CALCUTTA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, P 700001, Mobile No. : 9674548259, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 12,08,95,879/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), i)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (U area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: Unassessed/ Unlisted Road, Road Zone : (Holding under Serampore Municipality -- Holding under Serampore Municipality) , Mouza: Mahesh, Premises No. 1 Ward No: 27

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-1		Bastu	Bastu	82.6 Katha		2,64,31,974/-	Property is on Road Adjacen Metal Road.

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: Unassessed/ Unlisted Road, Road Zone : (Holding under Serampore Municipality -- Holding under Serampore Municipality) , Mouza: Ballavpur, Premises No. 1/B, Ward No: 27

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L2	RS-1		Bastu	Bastu	78 Katha		2,49,59,975/-	Property is on Road Adjacen Metal Road.

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: Unassessed/ Unlisted Road, Road Zone : (Holding under Serampore Municipality -- Holding under Serampore Municipality) , Mouza: Mahesh, Premises No. 1/D, Ward No: 27

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L3	RS-1		Bastu	Bastu	127.6 Katha		4,08,31,959/-	Property is on Road Adjacen Metal Road.

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: Unassessed/ Unlisted Road, Road Zone : (Holding under Serampore Municipality -- Holding under Serampore Municipality) , Mouza: Ballavpur, Premises No. 1/D, Ward No: 27

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L4	RS-1		Bastu	Bastu	89.6 Katha		2,86,71,971/-	Property is on Road Adjacen Metal Road.
Grand Total :					623.37Dec	0 /-	1208,95,879 /-	

Details :

Name, Address, Photo, Finger print and Signature

STANDARD PHARMACEUTICALS LIMITED

27, MIRZA GHALIB STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, PAN No.:: AADCS9018E, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name, Address, Photo, Finger print and Signature
1	PUSHPPALKI REALITY PVT LTD 216, MAHATMA GANDHI ROAD, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700091, PAN No.:: AAHCP2783P, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr OMESH SETHI Son of Late J L SETHI C 60, NEW DELHI, P.O:- LAJPATNAGAR, P.S:- Lajpat Nagar, District:-New Delhi Delhi, India, PIN - 110065, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: XXXXXXXXXX Status : Representative, Representative of : STANDARD PHARMACEUTICALS LIMITED (as DIRECTOR)
2	Mr MADAN MOHAN MALL (Presentant) Son of Mr MAN MOHAN MALL DL-41, SALT LAKE, Block/Sector: II, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJNPM5103G Status : Representative, Representative of : PUSHPPALKI REALITY PVT LTD (as DIRECTOR)

Identifier Details :

Name & address

Mr TARUN MALL
Son of Mr BISHNU PRAKASH MALL
55/6, PURNA DAS ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr OMESH SETHI, Mr MADAN MOHAN MALL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	STANDARD PHARMACEUTICALS LIMITED	PUSHPPALKI REALITY PVT LTD-136.29 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	STANDARD PHARMACEUTICALS LIMITED	PUSHPPALKI REALITY PVT LTD-128.7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	STANDARD PHARMACEUTICALS LIMITED	PUSHPPALKI REALITY PVT LTD-210.54 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	STANDARD PHARMACEUTICALS LIMITED	PUSHPPALKI REALITY PVT LTD-147.84 Dec

Endorsement For Deed Number : 1 - 190301974 / 2017**On 18-08-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:30 hrs on 18-08-2017, at the Private residence by Mr MADAN MOHAN MALL ..

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 12,08,95,879/-

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

Execution is admitted on 18-08-2017 by Mr OMESH SETHI, DIRECTOR, STANDARD PHARMACEUTICALS LIMITED, 27, MIRZA GHALIB STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India PIN - 700016

Indetified by Mr TARUN MALL, , Son of Mr BISHNU PRAKASH MALL, 55/6, PURNA DAS ROAD, P.O: SARAT BOS ROAD, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Execution is admitted on 18-08-2017 by Mr MADAN MOHAN MALL, DIRECTOR, PUSHPPALKI REALITY PVT LTD (Private Limited Company), 216, MAHATMA GANDHI ROAD, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700091

TARUN MALL, Son of Mr BISHNU PRAKASH MALL, 55/6, PURNA DAS ROAD, P O: SARAT BGS
na: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession


Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 19-08-2017

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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2017 3:00PM with Govt. Ref. No: 192017180055610371 on 10-08-2017, Amount Rs: 101/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 358189429 on 10-08-2017, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33804, Amount: Rs. 100/-, Date of Purchase: 12/07/2017, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2017 3:00PM with Govt. Ref. No: 192017180055610371 on 10-08-2017, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 358189429 on 10-08-2017, Head of Account 0030-02-103-003-02


Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

rtificate of Registration under section 60 and Rule 69.
gistered in Book - I
lume number 1903-2017, Page from 63136 to 63183
ing No 190301974 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.08.19 14:27:04 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 19-Aug-17 2:27:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
