

(1) **SHIV NIKETAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishrupur, Dist. 24 Paraganas(South) Kolkata-700104 having CIN U70101WB1996PTC081121 AND PAN AAEC3891G, represented by its director MS. JYOTI BHUTORIA daughter of Prakaash Bhutoria working for gain at Shiv Niketan Private Limited and having PAN BHSPB1211N, by faith - Hindu, by occupation - Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071 and (2) **OM TOWERS (P) LIMITED**, PAN: AAAC03421E a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Kolkata - 700 001, Post Office-General Post Office, Police Station-Hare Street, Kolkata-700 001 having CIN U45021WB1996PTC081119 and, represented by its director MR. LALIT KUMAR BHUTORIA son of Prakaash Bhutoria working for gain at Shiv Niketan Private Limited and having PAN AFVVPB8282R, by faith Hindu, by occupation - Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, hereinafter collectively referred to as "**THE OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office/interest and/or assigns) of the **ONE PART**.

AND

OM TOWERS PRIVATE LIMITED, PAN:AAAC03421E, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Kolkata - 700 001, Post Office-General Post Office, Police Station Hare Street, having U45201WB1996PTC081119, represented by its director **MR. LALIT KUMAR BHUTORIA** PAN-AFVVPB8282R, son of Prakaash Bhutoria working for gain at OM Towers Private Limited and having, by faith Hindu, by occupation - Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **OTHER PART**:

PART-I # DEFINITIONS:

1. Unless in this Agreement there be something contrary or repugnant to the subject or context:-
 - a "Subject Property" shall mean the pieces or parcels of contiguous and adjacent lands in one combined parcel more fully and particularly described in the **SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof;
 - b "New Buildings" shall mean the individual buildings to be constructed by the Developer at the Subject Property;

- c. **"Developer"** shall mean **OM TOWERS PRIVATE LIMITED, PAN: AAACO3421E** a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Kolkata - 700 001, Post Office-General Post Office, Police Station-Hare Street, Kolkata- 700 001 having CIN: U45201WB1996PTC081119 represented by its director **MRS. LALIT KUMAR BHUTORIA, PAN: AFVPB8282R**, son of Prakaash Bhutoria working for gain at OM Towers Private Limited and having, by faith: Hindu, by occupation - Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071 and include its successors or successors-in-office and/or successors-in-interest and/or assigns.
- d. **"BUILDING COMPLEX"** shall mean and include the said property and the New Buildings thereat with the Common Areas and Installations;
- e. **"BUILDING PLANS"** shall mean the plan for construction of the New Buildings at the said property as may be sanctioned by the Paschim Bishnupur Gram Panchayat and include all modifications and/or alterations that may be made thereto by the Developer;
- f. **"COMMON AREAS AND INSTALLATIONS"** shall according to the context mean and include the areas installations and facilities comprised in and for the individual Buildings and/or the said property and/or any part or parts thereof as may be expressed or intended by the Developer from time to time for use in common with rights to the Developer to keep any part or parts of the Common Areas and Installations as being meant for use by the select category or group of Interested Buyers and such other person/s as the Developer may deem fit and proper. A tentative list of the proposed Common Areas and Installations is mentioned as the **SECOND SCHEDULE** hereunder written but the same is subject to modifications or changes as may be made by the Developer therein;
- g. **"EXTRAS AND DEPOSITS"** shall include amounts receivable under the heads as mentioned in the **FIFTH SCHEDULE** hereto subject to any modifications and/or alterations that the Developer may make thereto in consultation with the Owners.
- h. **"INDIVIDUAL BUILDINGS"** shall mean the individual buildings to be constructed from time to time at the said property;
- i. **"INTERNAL AGREED PROPORTION"** shall mean the proportion of sharing of the Owners' Allocation inter se amongst the Owners as mentioned in the **FOURTH SCHEDULE** hereto;
- j. **"OWNERS' ALLOCATION"** shall according to the context mean 10% (Ten per cent) of the Realizations;

- k. "DEVELOPER'S ALLOCATION" shall according to the context mean 90% (Ninety per cent) of the Realizations;
- l. "AGREED RATIO" shall mean the ratio of sharing or distribution of Realization and others hereunder between the Owners and the Developer which shall be 10% (Ten per cent) belonging to the Owners jointly and 90% (Ninety per cent) belonging to the Developer;
- m. "PROJECT" shall mean the development and sale of the Building Complex;
- n. "PROJECT LAND" shall mean an area of 150 satak purchased by the owners by separate deeds of conveyances.
- o. "REALIZATION" shall mean and include the consideration received hereafter against sale of the Units, Parking Spaces and other Saleable Areas from time to time but shall not include any amounts received on account of Extras and Deposits;
- p. "SAID PROPERTY" shall mean immovable property with a land area of 150.00 satak, out of which, lying and situated at Mouza - Uttar Kajirahat, comprised in R.S. & L.R. Dag No.12(land measuring about 45.00 Decimals) and R.S. & L.R. Dag No.21,(land measuring about 75.00 Decimals) and R.S. & L.R. Dag No.110 (Land measuring about 30.00 decimals) total land measuring about 150.00 decimals of three Dags of the said "project land" belonging to the owners, now retained by them more or less in Uttar Kajirahat, fully described in the **FIRST SCHEDULE** hereunder written;
- q. "SALEABLE AREAS" shall mean the Units with or without (a) appertaining share in Common Areas and Installations and/or (b) appertaining land share and include Parking Spaces and anything else comprised in the Building Complex which is or can be commercially exploited
- r. "INTERESTED BUYERS" shall mean the persons to whom any Saleable Areas in the Building Complex is sold or agreed to be sold;
- s. "UNITS" shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Building/s at the said property capable of being exclusively held used or occupied by a person.

PART-II# RECITALS:

2. **WHEREAS** the Owners are jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 150,00 satak out of the said 151.20 satak the owners have agreed to develop part and parcel of the said

project land measuring 150 satak (including road) more or less comprised in L.R. Dag Nos 12, 21, 110, Mouza-Uttar Kajirahat, Under Paschim Bishnupur Gram Panchayat District South 24 Parganas, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written having undivided share therein.

- 2.1. **AND WHEREAS** the Building Plans have been submitted for sanction to the Paschim Bishnupur Gram Panchayat for construction of buildings at the said property.
- 2.2. **AND WHEREAS**, the Owners have in common desired to enjoy the commercial benefit out of development of the property on engagement of developer and promoter who would at its own cost and expense construct a Building Complex thereon and would negotiate for sale of the same with Interested Buyers and as consideration for sale of proportionate undivided share in the land to such interested Buyers the Owners shall be entitled to a specified percentage of the consideration payable by the Interested Buyers for such sale:
- 2.3. **AND WHEREAS** upon mutual discussions and negotiations between the parties, it was agreed and decided by and between them that the Developer hereto would be responsible as the developer for the Building Complex at the said property who would construct the same exclusively at its costs and expenses and would also negotiate for sale of the same and the Realizations would belong to the parties in the Agreed Ratio and the Owners shall receive their share of the Realizations as consideration for sale of proportionate shares in land in favour of Interested Buyers of Saleable Areas upon completion of construction thereof.
- 2.4. The parties are desirous of recording in writing the terms and conditions agreed between them as contained in this Agreement.

PART- III # WITNESSETH:

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

3. DEVELOPMENT AND CONSTRUCTION:

- 3.1. The Owners have agreed to appoint the Developer and grant to the Developer the exclusive rights and authority to develop the said property and construct the Building Complex thereon and to negotiate for sale of the Saleable Areas for benefit of both the Owners and the Developer as contained herein and for the consideration and on the terms and conditions hereinafter contained.
- 3.2. The Developer by virtue of this Agreement made hereunder shall be solely entitled to develop the said property and to look after, supervise, manage and

administer the progress and day to day work of construction of the Building Complex.

- 3.3. The Owners jointly shall be entitled to the Owners' Allocation being 10% (Ten per cent) of the Realizations and the Developer shall be entitled to the Developer's Allocation being 90% (Ninety per cent) of the Realizations.
- 3.4. The Developer agrees to develop the said property in the manner hereinafter mentioned and to provide or cause to be provided all requisite workmanship, materials, technical knowhow for the same and to pay the costs and expenses thereof in the manner mentioned hereinafter.
- 3.5. The Building Complex shall be constructed and completed by the Developer in the manner and as per the Building Plans and Specifications herein agreed, at the Developer's cost.
- 3.6. The Owners have agreed to convey proportionate shares in land attributable to the Units and other Saleable areas, as applicable, in favour of the Interested Buyers upon completion of construction thereof by the Developer in terms hereof.

4. LICENSE TO ENTER UPON:

- 4.1. The possession of the said property is and shall continue to be exclusively with the Owners and the Owners shall continue to deploy their own security guards until completion of the Building Complex and with effect from the date hereof the Developer shall have the mere license to enter upon the said property strictly to carry out all construction works required for the development of the Building Complex. Upon construction of the New Building, the Developer may with the consent of the Owners deliver possession of the Saleable Areas directly to the Interested Buyers thereof.

5. **OBLIGATIONS OF OWNERS:** In connection with the said property, the Owners shall be obliged to carry out, observe and perform the following obligations:

- a. The said property and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the said property or any part thereof at any time or in case any defect or deficiency in the title of the said property arises or is detected at any time or there is any claim of possession or occupation by any person in respect of the said property at any time, the same shall be rectified and cured by the Owners; and if the Owner are unable to cure the defects within three months of such detection the Developer may take such steps as may be deemed fit by him for curing the defect/encumbrance at the cost of the Owners.

- b The said property is mutated in the names of the Owners in the records of the B.L.&I.,R.O.;

6. TITLE DEEDS:

- 6.1. All original documents of title relating to the said property exclusively shall be kept in the custody of the Owners.
- 6.2. The Owners shall produce, give copies and extracts of and from the said original documents of title before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/Interested Buyers of their respective areas in the Building Complex and Banks and/or financial institutions providing finance to the Developer and buyers/Interested Buyers and other persons and authorities as may be required. The Owners agree to submit the original title deeds to any bank or financier providing finance to the Developer for the construction of the Building Complex. The Developer shall keep the Owners fully indemnified in this behalf.

7. BUILDING PLANS:

- 7.1. The Developer shall pursue and cause the Building Plans to be sanctioned at its costs and expenses.
- 7.2. The Developer shall be entitled from time to time to cause modifications and alterations to the building plans submitted or sanctioned or to submit revised building plans in such manner and to such extent as the Developer may deem fit and proper but with the consent of the Architects. All fees, costs, charges and expenses in respect of such modifications and alterations shall be borne and paid by the Developer.
- 7.3. With effect from the date of execution hereof the Developer shall be entitled at its own costs to cause survey and soil testing work at the said property and other preparatory works relating to the sanction of plans for the New Building.

8. CONSTRUCTION OF THE BUILDING COMPLEX:

- 8.1. The Developer shall construct and build the Building Complex at the said property in accordance with the Building Plans and to do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Appropriate Authority in force at the relevant time. The construction shall be done by the Developer in strict compliance of the legal requirements.
- 8.2. The Developer shall construct erect and complete the Building Complex in a good and workman like manner with good quality of materials and shall construct and finish the same in accordance with the Specifications mentioned

in the **THIRD SCHEDULE** hereto save as may be modified or altered by mutual consent or approval of the Architects and the Developer shall obtain necessary completion or occupancy certificates, as applicable in respect of such construction from the appropriate authorities or persons.

- 8.3. The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the Building Complex.
- 8.4. The Developer shall be authorised and empowered in its own name and also in the name of the Owners, insofar as may be necessary, to apply for and obtain electricity, water, tube wells, drainage etc and all permissions, approvals and clearances from any authority whether local, state or central for the same and for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said property or any portion thereof and/or for obtaining any utilities and permissions.
- 8.5. The Developer shall be entitled to procure all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, flooring materials, electrical, sanitary fittings etc.), construction equipments and/or any type of machinery required (viz. loaders, vibrators, crushers, mixers, crusher, mixer, tools etc.) for construction of the Building Complex..
- 8.6. The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected and appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint engineers, consultants, planners, advisors, designers, experts and other persons of its choice as may be necessary. The Developer shall also appoint engage and employ such contractors, sub-contractors, engineers, labourers, artisans, caretakers, guards and other staff and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments from time to time or at any point of time. All persons employed by the Developer for the purpose of construction shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc.
- 8.7. The construction work shall be carried out in phases as per the discretion of the Developer.

- 8.8. The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein.
- 8.9. The Developer shall deal with the Pashim Bishnupur Gram Panchayat, Zilla Parishad, KMDA, MID, Planning Authority, Panchayat Samiti, Development Authority, Fire Department, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Authorities, B.L.& L.R.O., Promoters Act and other authorities under the West Bengal Land Reforms Act, Insurance Companies and authorities, Police Authorities, CESC Limited/WBSEB and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons in all manner and for all purposes connected with the development or sale of the Building Complex or anyway connected therewith.
- 8.10. The Developer shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owners will not be responsible for any laches and/or lapses on the part of the Developer.
- 8.11. All costs of construction and development of the said property in terms hereof shall be borne and paid by the Developer. The Owners shall fully cooperate with and assist the Developer and shall sign execute register and deliver all papers, plans, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Developer there for and do all acts deeds and things as may be required by the Developer there for and also for the purposes herein contained.
- 9. SALE:**
- 9.1. The Developer shall negotiate with prospective interested Buyers intending to own and/or acquire Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex on the terms and conditions hereinafter contained.
- 9.2. The Owners shall sell undivided shares in land attributable to Units in favour of the interested buyers by executing the deeds of conveyance in respect thereof only upon completion of construction of the concerned Saleable Areas.
- 9.3. The Developer shall be entitled to undertake sales promotion and marketing for sale of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex to advertise and publicise the same in media, appoint brokers, sub-brokers and other agents therefore in such manner and on such terms and conditions as it may deem fit and proper.

- 9.4. The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Interested Buyer and to allot the same and enter upon agreements in connection therewith and if necessary to cancel revoke or withdraw the same.
- 9.5. The Developer may receive the Realizations including earnest money, instalments, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Interested Buyers and other persons in respect of the Building Complex or any part or share thereof in its own name and shall give receipts for the same which shall fully discharge the payee thereof.
- 9.6. The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from time to time in consultation with the Owners and the marketing agents appointed for the purpose.
- 9.7. The bookings, allotments, agreements, receipts, confirmations, applications, final sale deeds relating to sale of the Units, Parking Spaces and other saleable/Saleable areas shall be executed by the Developer and the Owners (wherever required) Provided That the Owners shall execute and register the final sale deeds thereby conveying the proportionate share in land attributable to the Units or other Saleable Areas conveyed thereby subject however to the receipt of the share of Realization in respect thereof in terms hereof.
- 9.8. The Owners may if so required by the Developer from time to time authorize and empower the Developer for execution and/or registration of the agreements, sale deeds and other contracts and documents by executing one or more powers of attorney in favour of the Developer Provided that the authority to execute any sale deed shall be conferred only upon completion of the Building Complex or any phase thereof relevant to the completed areas.
- 9.9. Marketing Costs: All costs of brokerage, commission and like other amounts relating to sale as also any interest, damage or compensation payable to any Interested Buyer or other person relating to the Building Complex shall be borne by the Developer.

10. REALIZATION AND DISTRIBUTION:

- 10.1. The parties agree as follows:-

a. The Owners jointly shall be entitled, in the Internal Agreed Proportion, to a specific 10% (Ten per cent) of the Realization from the Building Complex;

(a) The owners shall in terms of their contribution of the land area has agreed to divide their internal share at 5% (Four

percent) for **Shiv Niketan Private Limited** and 5%(Six Percent) for **Om Towers (P) Limited** and consolidating to the total of 10% to be received from the Developer.

- b. The Developer shall be entitled to a specific 90% (Ninety per cent) of the Realization from the Building Complex
- 10.2. The Developer shall simultaneously with the execution of the sale deeds in respect of the Units or other Saleable Areas upon completion of construction thereof pay to the Owners the share of the Owners (as per the Agreed Ratio) in the Realization in respect of such Units or other Saleable Areas under sale. In case the sale deeds in respect of all the sold Units and Saleable Areas are not executed within 30 (thirty) days of completion of construction thereof, then the Developer shall within 30 (thirty) days of such completion of construction pay to the Owners the entire share (as per the Agreed Ratio) of all Realizations until then received by the Developer in respect of such portion. The share of the Owners in the Realization thereafter received shall be paid by the Developer to the Owners within 7 (seven) days of receiving the same from the Interested Buyers.
- 10.3. Nothing contained in clause 10.2 above shall prevent the Developer to make any provisional or part payments to the Owners prior to the date mentioned therein subject to subsequent accounting and settlement at the time of final payments.
- 10.4. All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Interested Buyer and/or any interest or compensation is payable to any Interested Buyer or any other person in connection with the Building Complex or any part thereof, the Realizations in the hand of the Developer may be used for the purpose or the same shall be adjustable out of the future payments of the Owner's share of the Realization received by the Developer and otherwise, the same shall be paid by the Owners to the Developer.
- 10.5. The Developer shall maintain proper accounts pertaining to the sales and Realizations received in respect of the Saleable Areas and the Owners shall have at all times full and free access and liberty to inspect such Books of Accounts of the Developer relating to Realizations in respect of the Saleable Areas. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective

shares of the incomings and outgoings pertaining to the Realizations from the Building Complex.

- 10.6. After fulfilment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.7. The audited accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 30 (thirty) days of such given date.
- 10.8. Any Extras and Deposits that may be taken from the Interested Buyers shall be taken separately by the Developer and the Owners shall have no concern therewith.

11. DATE OF COMPLETION:

- 11.1. **Time for completion:** Subject to force majeure and subject to the Owners not being in default in compliance of their obligations hereunder, the Developer shall construct the Building Complex within 4 years (48) months from the date of sanction of the Building Plans with a further period of 6 months (hereinafter referred to as "the Grace Period"). It is clarified that Completion shall mean the Developer obtaining a completion certificate from Paschim Bishnupur Gram Panchayat or as applicable.
- 11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law and any other reason beyond the control of the Developer.

12. SECURITY DEPOSIT:

- 12.1. As security for performance of its obligations by the Developer, the Developer shall simultaneously with the execution hereof pay to the Owners an interest free security deposit of Rs.2,00,000/- (Rupees two lacs only) which shall be refunded by the Owners to the Developer on the completion of construction of the Building Complex.

13. DEFAULTS AND CONSEQUENCES:

- 13.1. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.

- 13.2. The parties will refer any disputes or differences between them to the Arbitration Tribunal as more fully provided hereinafter and accept and abide by the award made therein.

14. COVENANTS:

- 14.1. The Owners hereby declare and confirm that all acts deeds and things done by the Developer shall be fully binding on the Owners and each of them and the same shall always be deemed to have been done by the Developer for and on behalf of itself and the Owners. The receipts or acknowledgements issued by the Developer shall bind the Owners to the extent of its share of the amounts therein.
- 14.2. The Owners agree and covenant with the Developer not to cause any interference or hindrance in the development and/or sale of the Building Complex at the said property and not to do any act deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction of the Building Complex or sale of the same or doing and carrying out the other acts contemplated herein.

15. MISCELLANEOUS:

- 15.1. The parties shall upon completion of the Building Complex form an Association for the common purposes of management and maintenance of the Building Complex and collection and disbursement of common expenses and till such time the Association is formed the Developer or its nominee shall be in charge for the Common Purposes.
- 15.2. In case any Khajana and/or Tax or any levy is found due or outstanding in respect of the said property for any period prior to the date of execution hereof, the same shall be borne and paid by the Owners. Such Khajana, tax and/or liability for the period from the date of execution hereof and till the date the same becomes the liability of any Interested Buyer shall be borne and paid by the Developer.
- 15.3. All calculations pertaining to areas of the Units and other constructed or saleable areas of the Building Complex shall be done by the Developer. The Developer shall decide the exact nature of the Common Areas and Installations in the Building Complex.
- 15.4. For all or any of the purposes mentioned herein, the Owners shall fully cooperate with the Developer in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the Developer from time to time at the cost and expenses of the Developer.
- 15.5. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the

Powers of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

- 15.6. The Owners do hereby also agree and permit the Developer to obtain loans or finances for construction of the Building Complex from Banks/NBFC/ and/or the Financial Institutions and/or Real Estate Trusts, FDI, etc. The Developer may get the Building Complex at the said property approved by them and allow and permit the Intending Buyers to take loans from any such Banks or Financial Institutions for purchase of Saleable Areas in the Building Complex.

16. POWERS OF ATTORNEY AND OTHER POWERS:

- 16.1. The Owners shall execute and/or register one or more Power or Powers of Attorney in favour of the Developer or its authorized representatives granting all necessary powers and authorities with regard to the purposes provided in this Agreement or arising here from. If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned above, the Owners shall grant the same to the Developer and/or its authorized representatives.
- 16.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 16.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the Owners from complying with their obligations hereunder nor from compensating the Developer against any loss or damage, if any, that may be suffered by the Developer owing to delay or default in such compliance of their obligations.
- 16.4. The Power or Powers of Attorney shall form a part of this Agreement and shall subsist during the subsistence of this Agreement.
- 16.5. It is understood that to facilitate the construction and sales of the Building Complex, various acts 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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.

16.6. The Building Complex shall be known as "SAPPHIRE" or by such name as may be decided by the Developer.

17. GENERAL:

- 17.1 Nothing in this Agreement is intended to or shall be construed as a transfer or assignment of the said property or any part thereof or any right, title or interest therein or the possession thereof in favour of the Developer. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is not intended to and shall not take place by virtue of this Agreement.
- 17.2. In case of any dispute difference or question arising between the parties under this Agreement or with regard to the provisions of this Agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator's shall be at liberty to proceed summarily and make interim awards.
- 17.3. Courts having territorial jurisdiction on the said property alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
- 17.4. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.

PART-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(said property)

Varok Bhatu

ALL THAT pieces of parcels of contiguous and adjacent plots of land in a single compound containing an area more or less 150.00 satak, lying and situated at Mouza Uttar Kajirahat, comprised in R.S. & L.R. Dag No.12 (land measuring about 45.00 Decimals) and R.S. & L.R. Dag No.21,(land measuring about 75.00 Decimals) and R.S. & L.R. Dag No.110 (Land measuring about 30.00 decimals) total land measuring about 150.00 decimals of three Dags out of the said project land 182.50 satak.

A. Singh

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Area(Decimals)
Dag No. 12 in Khatian No. 1405	Dag No.12 recorded in Khatian Nos 1405 Mouza-Uttar Kajirahat	45.00,-
Dag No. 21 in Khatian No. 1303.	Dag No. 21 recorded in Khatian No. 1303 Mouza-Uttar Kajirahat	75.00
Dag No. 110 in Khatian No.1405	Dag No.110 recorded in Khatian Nos 1405 and Mouza-Uttar Kajirahat	30.00 -
	Total	150.00

And butted and bounded as follows:

- On the North: BY L.R. Dag No. 432, 434, 435, 437, 438, 439 & 440 Nowbad Mouza
- On the South: BY L.R. Dag No. 12(P), 21(P) & 110 (P) Uttar Kajirhat Mouze
- On the East: BY L.R. Dag No. 110(P) Uttar Kajirhat Mouza
- On the West: BY L.R. Dag No. 12(P) Uttar Kajirhat Mouza

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

(The owners share in the said property as mentioned in the First Schedule)

R.S. Dag No.	L.R. Dag No.	Property being Developed	Area Owned by OIPL	Area Owned by SNPL
12	12	45.00	45.00	0.00
21	21	75.00	00.00	75.00
110	110	30.00	30.00	0.00
Total		150.00	75.00	75.00

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNERS' ALLOCATION" shall according to the context mean 10%

(Ten per cent) of the Realizations.

DEVELOPER'S ALLOCATION" shall according to the context mean 90%
(Ninety per cent) of the Realizations

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Tentative Common Areas and Installations)

A. Common Areas & Installations at the Designated Block:

1. Lobby, Staircases, landings and passage with glass panes and stair-cover on the ultimate roof.
2. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the lift of the Designated Block.
3. Lifts with all machineries, accessories and equipment (including the lift machine room) And lift well for installing the same in the Designated Block
4. Roof of the Building marked as common.
5. Electrical installations with the main switch and meter and space required therefore in the Building.
6. Over head water tank with water distribution pipes from such overhead The designated area of the Ultimate water tank connecting to the different Units of the Building.
7. Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
8. Such other areas, installations and/or facilities as the Developer may from time to time specify to form Part of the Common Areas and Installations of the Designated Block.

B. Common Areas & Installations at the Building Complex:

1. Electrical Installations, transformers and the accessories and wiring in respect of the Building Complex and the space required therefore, if installed (and if installed then extra cost as specified here in).
2. CCTV System with intercom.
3. Water supply system with Under ground water reservoir, water pump with motor with water distribution pipes to Overhead water tanks of Buildings.
4. Fire Fighting system with all its accessories, pumps, pipes, fire detection system etc
5. Water waste and sewerage evacuation pipes and drains from the buildings to the Municipal drains, Sewerage Treatment Plant..
6. DG Set, its Panels, accessories and wiring and space for installation of the same.

7. Activity area related construction Viz. Swimming Pool / kids Pool , changing rooms, , Gymnasium, Indoor Games Room and library
8. Community Hall.
9. Such other areas, Installations and /or facilities as the Developer may from time to time specify to form Part of the Common Areas and Installations of the Building Complex.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Specifications

External

1. Structure: Reinforced Concrete Cement Structure
2. Finishing of external walls with cement plaster and Acrylic / cement paint.
3. All gates, internal roads and boundary as per specifications laid down by the Architect.
4. All electrical installations including transformers, switchgears, cabling, etc as per specifications laid down by the Electrical Consultant/ Architect.
5. All Fire fighting installation including reservoirs, pumps, sprinklers, pipelines as per specifications laid down by the Fire Consultant/ Architect.
6. Plumbing works including Overhead Water tanks, Water supply line, sewerage and drains.
7. All other common infrastructure including Solar Power as per specifications laid down by the Architect.
8. Landscaping of all common open areas as per design approved by the Architect.
9. All other works including waste management to be carried out as per the guidelines laid down by the Environment Department and such other Government's departments.

INTERNAL

1. **Internal Walls:**
 - RCC 4 inches thick
2. **Internal Finish:**
 - POP finish for the apartments
 - POP with paint finish for common areas.
3. **Flooring:**
 - Interiors – Vitrified Tiles or any other similar.
 - Staircase – Stone/ Tiles or any other similar.

- Entrance lobby of each Block – Marble/Decorative stones/Vitrified Tiles or any other similar.
- Floor lobby – Marble/Decorative stones/Vitrified Tiles or any other similar.
- Lift Fascia – Marble/Granite/Vitrified Tiles or any other similar.

4. Kitchen:

- Counter – Granite / marble / stone with stainless steel sink.
- Dado - Ceramic Tiles upto 2 ft above counter or any other similar.
- Electrical points for Refrigerator, Water Purifier, Microwave/oven & Exhaust Fan.

5. Toilets:

- Tiles for floor or any other similar.
- Walls – Tiles on the walls upto door height.
- Sanitary ware of reputed brand.
- Chrome plated fittings of reputed brand
- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/Cold water line in shower.

6. Doors & Windows:

- Main Door – Flush Door with laminate finish or any other similar.
- Internal Doors – Painted flush doors or any other similar.
- Windows – Aluminium sliding windows or any other similar.

7. Electricals:

- Provision for AC points
- Provision for cable TV, telephone.
- Plug points in all bedrooms, living/dining, kitchen and toilets.
- Concealed wiring with DB of reputed brand.
- Doorbell point at the main entrance door.
- Modular switches of reputed brand

8. Lifts:

- Elevators of reputed make.

(All above specifications, facilities & amenities are tentative and may change as required by Architect and Developer and appropriate for the project)

THE FOURTH SCHEDULE ABOVE REFERRED TO:**(Internal Agreed Proportion)**

SL. NO.	NAME OF THE COMPANY	SHARE OF EACH COMPANY
1	Shiv Niketan Pvt. Ltd	5%
2	Om Tower (P) Limited	5%
Total		10%

THE FIFTH SCHEDULE ABOVE REFERRED TO:**EXTRAS & DEPOSITS-**

EXTRAS shall include

- (a) all costs, charges and expenses on account of HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider;
- (b) Security or any other deposit (including minimum deposits or any deposit by any name called) and all additional amounts or increases thereof payable to the electricity service provider, presently being WBSEB/WBSEDC Limited or other electricity service provider for electricity connection at the Building Complex.
- (c) all costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Building Complex ;
- (d) Betterment fees, development charges, water connection charges and other levies taxes duties and statutory liabilities (save those being the exclusive liability of the Owners) that may be charged on the said property or the buildings or the Units or on their transfer or construction partially or wholly, as the case may be.
- (e) Cost of formation of Association/service maintenance company/society.
- (f) Club and Club related facilities, equipments and installation, if so provided by the Developer.
- (h) Legal Charges
- (k) Extra Work Charges (for work carried out on request of Buyer)
- (l) GST(Good and Service Tax) or any other statutory charges/levies.

DEPOSITS (which shall be interest free) shall include:

- (a) Deposit on account of Sinking Fund, maintenance charges, common expenses, municipal rates and taxes etc,
- (b) Any other deposits if so made applicable by the Developer for the Units, with the consent of the Owners, in the Building Complex.

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

SIGNED SEALED AND DELIVERED on behalf of the within named **OWNERS** at Kolkata in the presence of:

1. Alex Saha
A.A.
Alipore Bazar
Co. 27

2. Priti Dasgupta
Alipore Police
Co. 27

OM TOWERS PVT. LTD.

A. Saha

Director,

SHIV NIKETAN (P) LTD.

P. Dasgupta

Director.

OWNERS

OM TOWERS PVT. LTD

A. Saha

Director

DEVELOPER

RECEIVED from the within named Developer the within mentioned sum of **Rs.2,00,000/-** (Rupees Two Lakh) only, being the re-fundable amount, paid by the Developer as per memo below:-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount(Rs)</u>
-------------------	-------------	--------------------	-------------------

Rs.2,00,000/-

WITNESSES:-

1. *Alex Soju*
2. *Prieta Sankar*

OM TOWERS PVT. LTD

A. Sankar

Director

SHIV NIKETAN (P) LTD.

Jyoti Bhatnagar

Director

OWNERS

Drafted by:-

Alex Soju
F 46073 AA
Advocate,

Alipore Police Court,
Kolkata - 700 027.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16041000068946/2019












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	Ms JYOTI BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Represent ative of Land Lord [SHIV NIKETAN PRIVATE LIMITED]			
2	Mr LALIT KUMAR BHUTORIA 4 PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Represent ative of Land Lord [JOM TOWERS P LIMITED] [JOM TOWERS PRIVATE LIMITED]			

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... JYOTI BHUTORIA

Signature..... Jyoti Bhutoria

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... Lalit K. Bhutoria

Signature..... Lalit



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000068946/2019	Office where deed will be registered
Query Date	13/03/2019 3:06:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	A Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 2,29,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Uttar Kajirhat Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12	RS-1405	Bastu	Bastu	45 Dec	50,000/-	68,85,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road.
L2	RS-21	RS-105	Bastu	Bastu	75 Dec	1,00,000/-	1,14,75,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road.
L3	RS-110	RS-1405	Bastu	Bastu	30 Dec	50,000/-	45,90,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road.
		TOTAL :			150Dec	2,00,000 /-	229,50,000 /-	
Grand Total :					150Dec	2,00,000 /-	229,50,000 /-	

05 FEB 2019
11 FEB 2019

11 FEB 2019

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-22 5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-22 5 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-37 5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-37 5 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12/04/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 25/04/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1951). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction is located in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRiPS, if those are not paid through GRiPS then mutation fees are required to be paid at the concerned BLLRO office.

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SHIV NIKETAN PRIVATE LIMITED BAKHATA RD THAKURPUKUR, P O:- THAKURPUKUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No :: AAEC53981G Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	OM TOWERS P LIMITED P.O:- HARE ST, P S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 , PAN No : AAACD3421E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	OM TOWERS PRIVATE LIMITED 23A N S RD, P.O:- HARE ST, P S - Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 , PAN No : AAACD3421E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Ms. JYOTI BHUTORIA Daughter of Mr. PRAKASH BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BHSPB1211N	SHIV NIKETAN PRIVATE LIMITED (as DIRECTOR)
2	Mr LALIT KUMAR BHUTORIA Son of Mr. PRAKASH BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No : AFVFB8282R	OM TOWERS P LIMITED (as DIRECTOR), OM TOWERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr ALOK SAFJI Son of Mr. SANAT SAFJI A P COURT, P.O:- ALIPORE, P S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA

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

2326/19

GRN 18-201818-038079823-1 Payment Mode Online Payment
GRN Date: 25/03/2019 17:43:56 Bank: AXIS Bank
BRN 10811385 BRN Date: 25/03/2019 17:45:19

DEPOSITOR'S DETAILS

Id No. : 16041000038546/3/2019

(Query An Enquiry Fee)

Name: OM TOWERS PRIVATE LIMITED
Contact No.: 9874442155 Mobile No.: +91 9830412342
E-mail: mal1996@gmail.com
Address: 23ANSROAD4TH FLOORROOM NO06KOL01
Applicant Name: Mr A Sa'ur
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No: 3

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹.
1	16041000038546/3/2019	Property Registration- Stamp duty	0032-09-103-003-02	4000
2	16041000038546/3/2019	Property Registration- Registration Fees	0032-09-104-001-16	2000
Total				4200
In Words:	Rupees Four Two Thousand Seventy Five only			

Major Information of the Deed

Deed No :	I-1604-02326/2019	Date of Registration :	16/04/2019
Query No / Year :	1604-1000068946/2019	Office where deed is registered :	
Query Date :	13/03/2019 3:06:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details :	A Satui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, Status : Advocate		
Transaction :	Additional Transaction :		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 2,29,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 2,053/- (Article:E, E. B, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Uttar Kalima: Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12	RS-1405	Bastu	Bastu	45 Dec	50,000/-	66,85,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-21	RS-105	Bastu	Bastu	75 Dec	1,00,000/-	1,14,75,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-110	RS-1405	Bastu	Bastu	30 Dec	50,000/-	45,90,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			150 Dec	2,00,000 /-	229,50,000 /-	
		Grand Total :			150 Dec	2,00,000 /-	229,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIV NIKETAN PRIVATE LIMITED BAKHATA RD THAKURPUKUR, P.O:- THAKURPUKUR, P.S.- Bishnupur, Kolkata, District:-South 24-Parganas, West: Bengal, India, PIN - 700104 . PAN No.:: AAEC83981G, Status : Organization. Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1604-02326/2019-16/04/2019



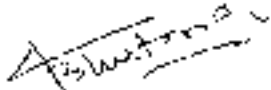


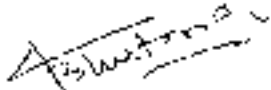


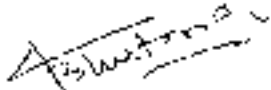
2 OM TOWERS P LIMITED

P.O:- HARE ST, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AAAC03421F, Status Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM TOWERS PRIVATE LIMITED 23A N S RD, P.O:- HARE ST, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AAAC03421F, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	Ms JYOTI BHUTORIA (Presentant) Daughter of Mr PRAKASH BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BHSPB1211N Status : Representative, Representative of : SHIV NIKETAN PRIVATE LIMITED (as DIRECTOR)												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH BHUTORIA Date of Execution - 04/04/2019, Admitted by: Self, Date of Admission: 12/01/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 12 2019 2:41 PM</td> <td>LTI 12/01/2019</td> <td>17/04/2019</td> <td></td> </tr> </tbody> </table> <p>4 PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFVPB8282R Status : Representative, Representative of : OM TOWERS P LIMITED (as DIRECTOR), OM TOWERS PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH BHUTORIA Date of Execution - 04/04/2019, Admitted by: Self, Date of Admission: 12/01/2019, Place of Admission of Execution: Office				Apr 12 2019 2:41 PM	LTI 12/01/2019	17/04/2019	
Name	Photo	Finger Print	Signature										
Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH BHUTORIA Date of Execution - 04/04/2019, Admitted by: Self, Date of Admission: 12/01/2019, Place of Admission of Execution: Office													
Apr 12 2019 2:41 PM	LTI 12/01/2019	17/04/2019											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK SAFUI Son of Mr SANAT SAFUI A P COURT, P.O:- ALIPORE, P.S - Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
7/04/2019	12/01/2019	12/01/2019	

Identifier Of Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA

Major Information of the Deed :- I-1604-32326/2019-16/04/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-22.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-22.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec

Endorsement For Deed Number : I - 160402326 / 2019

On 13-03-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,29,50,000/-



**Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

On 04-04-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1982)

Presented for registration at 13:57 hrs on 04-04-2019, at the Private residence by Ms. JYOTI BHUTORIA .

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04-04-2019 by Ms JYOTI BHUTORIA, DIRECTOR, SHIV NIKETAN PRIVATE LIMITED, BAKHATA RD THAKURPUKUR, P.O:- THAKURPUKUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Major Information of the Deed :- I-1604-02326/2019-16/04/2019

Indetified by Mr ALOK SAFUI, , Son of Mr SANAT SAFUI, A P COURT, P.O: ALIPORE, Thana: Alipora, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Hindu, by profession Advocate

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 12-04-2019

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

Execution is admitted on 12-04-2019 by Mr LALIT KUMAR BHUTORIA, DIRECTOR, OM TOWERS P LIMITED, P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; DIRECTOR, OM TOWERS PRIVATE LIMITED, 23A N S RD, P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr ALOK SAFUI, , Son of Mr SANAT SAFUI, A P COURT, P.O: ALIPORE, Thana: Alipora, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027 by caste Hindu, by profession Advocate

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 16-04-2019

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 2,053/- (B = Rs 2,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/03/2019 5:45PM with Govt. Ref. No: 192018190380798231 on 25-03-2019, Amount Rs: 2,053/-, Bank: AXIS Bank (UTIB0000005), Ref. No. *0811385 on 25-03-2019, Head of Account 0030-03-104-001-16

Major information of the Deed :- I-1604-02326/2019-16/04/2019

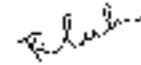
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-

Description of Stamp




1. Stamp. Type: Impressed, Serial no 2017, Amount Rs 100/-, Date of Purchase: 04/04/2019, Vendor name: Samiran Das

Description of On line Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2019 5:45PM with Govt. Ref. No: 192018190380798231 on 25-03-2019, Amount Rs: 40.021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 13811385 on 25-03-2019, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-02326/2019-16/04/2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK SAFUI Son of Mr SANAT SAFUI A P COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700027	Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA			

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

