

18.11 The Developer shall not deploy any child labour at the premises and shall deploy only adult employees above the age of 18 years for performing the duties required under the agreement signed between the parties.

18.12 The Developer shall take necessary safety measures like training its employees deployed in the premises, and provide necessary safety equipments like gloves, head gears, gumboots and any other safety equipment as may be required apart from supplying the proper tools.

18.13 Any defects, bad workmanship or other faults to any unit or in the common area or any fittings or fixture either during construction or within the defect liability period of six months from the date of service of completion notice, shall be rectified by the Developer at its costs and expenses within a reasonable period thereafter, as and when the same shall be brought to the notice of the Developer within the said period.

19. **OBLIGATIONS OF THE OWNERS**

19.1 The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Land.

19.2 The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

19.3 The Owners shall provide the Developer with any and all existing documentation and information relating to the said land as may be required by the Developer from time to time.

19.4 The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging their functions under this Agreement unless the same violates the terms of this Agreement.

19.5 The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.

19.6 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from developing, constructing, completing, selling, assigning and/or disposing of any part or portion of the constructed area or saleable area.

20. **INDEMNITY:**

20.1 The Developer shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the sanction of Building Plan and construction of the New Buildings and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's contractors, employees or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

20.2 The Owners shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the said Land.



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21. **LIMITED LIABILITY :**

21.1 Notwithstanding anything to the contrary herein, neither the Developer nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

22. **MISCELLANEOUS:**

22.1 The agreement entered into by and between the parties herein is and shall be on principal to principal basis.

22.2 The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

22.3 Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

22.4 Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

22.5 It is understood that from time to time to facilitate the uninterrupted construction of the New 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 authority of the Owners. Further, various applications and other documents may be required to be signed or made by Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertakes to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

22.6 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

22.7 The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's allocation. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owners' Allocation.

22.8 The name of the project shall be decided by the Developer.

22.9 Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.



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22.10 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

23. **DEFAULTS:**

23.1 The following shall be the events of default :-

- a) If the Owners fail to make out a marketable title in respect of the said land.
- b) If the Owner fails to comply with any other obligation contained herein.
- c) If the Developer fails to construct, erect and complete the Complex within the time and in the manner contained herein.
- d) If the Developer fails to comply with any other obligations contained herein.

23.2 In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within the time and in the manner to be mentioned in the said notice.

23.3 Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.

23.4 In case of the default continues for a period of thirty (30) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party.

23.4.1 On expiry of the said period of notice, if the defaulting party is the Owner, then the Developer shall be entitled to take over the responsibility of the defaulted item or items upon itself on behalf of the Owner and shall be entitled to complete the same at the risk, costs and expenses of the Owner. In the event of dispute between the parties as to the quantum of the costs and expenses, the same shall be decided by arbitration.

23.4.2 In the event, the Developer is unable to rectify the breach or the default in spite of its efforts, then the Developer shall be entitled to serve a notice of termination of this agreement. The damages, if any of the parties shall be determined by arbitration.

23.4.3 If the defaulting party shall be the Developer, the Owner shall be entitled to refer the same to arbitration to compel the Developer to comply with its obligations and shall be entitled to claim costs, and damages from the Developer for such default.

23.5 If the agreement is terminated by reason of any default of the Owners as mentioned in clause 23.1 (a) to (d) above, the Owners shall be liable to and the Developer shall be entitled to refund of the entire security deposit together with interest thereon at the rate of 16% per annum and the Owners shall be further liable to pay and/or reimburse the Developer all costs, charges and expenses and/or investments made by the Developer in the said project together thereof within sixty days from the date of termination. Upon payment of such amount, the Developer shall be liable to handover the deeds



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and documents kept in the custody of Victor Moses & Co. to the Owners.

23.6 Till such time the amount mentioned in clause 23.5 above is paid, the same shall form a charge in respect of the said land and the Developer shall be entitled to enforce such charge in such manner as it may deem fit and proper.

24. **FORCE MAJEURE:**

24.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this agreement, including, without limitation, flood, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

24.2 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

24.3 In the eventuality of Force Majeure circumstances the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the completion thereof and 7 days thereafter.

24.4 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

25. **CONFIDENTIALITY:**

25.1 Confidential Information shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the businesses thereof (including, but not limited to, the provisions of this Agreement) and in whatever form, which is acquired by, or disclosed to, the other Party pursuant to this Agreement.



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25.2 In consideration of Confidential Information of each Party (Disclosing Party) being made available to the other Party (Receiving Party) under this Agreement, the Receiving Party shall at all times :

(a) Treat all such Confidential Information as secret and confidential and take all necessary steps to preserve such confidentiality.

(b) Not use any such Confidential Information other than for the purpose of performing its obligations under this Agreement and in particular, not to use or seek to use such Confidential Information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the Disclosing Party.

(c) Not disclose such Confidential Information to anyone other than with the prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion) of the Disclosing Party.

(d) Not make any copies of any such Confidential Information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such Confidential Information) without the Disclosing Party's prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion).

(e) Upon written request by the Disclosing Party, promptly deliver to the Disclosing Party or the direction of the Disclosing Party, destroy, all materials containing any such Confidential Information and all copies, extracts or reproductions of it (as permitted under this Agreement) and to certify compliance to the Disclosing Party in writing.

26. **ENTIRE AGREEMENT:**

26.1 This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

27. **AMENDMENT/MODIFICATION :**

27.1 No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

28. **NOTICE:**

28.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or by facsimile transmission or registered post or speed post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).

28. Any such notice or other written communication shall be deemed to have been served:-

28.2.1 If delivered personally, at the time of delivery.



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28.2.2 If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.

28.2.3 If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

28.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

29. **SPECIFIC PERFORMANCE:**

29.1 In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

30. **DISPUTE RESOLUTION:**

30.1 The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes, if not solved/settled, shall be referred to, and finally resolved by, arbitration by an Arbitration Tribunal. The arbitration proceedings shall be conducted at Kolkata and in English.

30.2 Such Arbitral Tribunal shall comprise of sole arbitrator if the parties are able to concur upon appointment of the sole arbitrator and if the parties are unable to concur upon appointment of sole arbitrator then the Arbitral Tribunal shall be comprised of three arbitrators; one arbitrator each to be appointed by the Developer and the Owners and the two arbitrators shall appoint the presiding arbitrator.

30.3. The arbitration proceedings shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 and amendments made therein.

30.4 Nothing shall preclude any Party from seeking interim or permanent equitable or injunctive relief, or both, from any court having jurisdiction to grant the same. The pursuit of equitable or injunctive relief shall not be a waiver of the duty of the parties to pursue any remedy for monetary damages through the arbitration described hereinabove.



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31. **JURISDICTION :**

31.1 The courts of South 24 Parganas and the Hon'ble High Court at Kolkata alone shall have jurisdiction to entertain or try any action or proceeding arising out of this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO :
(SAID LAND)

ALL THAT the piece and parcel of Sali land containing an area of 190.51 decimals, be the same a little more or less, lying and situate at Mouza Garagacha, J.L. No.45, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.01, District-South 24 Parganas comprised in the following manner:

R.S. & L.R. Dag no.	L.R. Khatian No.	Area (Decimal)
1	396, 397, 423, 425, 434, 447, 505	78.32
2	422, 423, 497, 506	32.19
3	430	11
4	433, 489, 490	18
5	431, 432	11
7	424	20
8	420, 421	20
Total		190.51

and butted and bounded as follows:

- On the North : By R.S./L.R. Dag No.1 (P);
- On the East : By R.S./L.R. Dag Nos.2 (P) and 9 (P);
- On the South : By Road;
- On the West : By R.S./L.R. Dag Nos.6 (P) and 1 (P).

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

1. The foundation, columns, shear walls, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
6. Boundary walls including outer side of the walls of the new building complex and main gates.



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7. Water pump and motor with installation and room therefor.
8. Bore well, Tube well water pump overhead tanks and underground water reservoirs, water pipes, water treatment unit , sewage treatment plant and other common plumbing installations and spaces required thereto.
9. D.G. transformer electrical wiring meters, common DB, electrical panels, fittings and fixtures for lighting the staircase lobby and other common areas, street, landscape area (excluding those as are installed for any particular Unit) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the premises.
11. Generator its installations and its allied accessories and room.
12. Lifts and their accessories installations and spaces required therefor.
13. Certain areas shall be earmarked as Excluded and Reserved areas for services and shall not be open for commercial exploitation such as (I) part of the top roof of the Block not meant for common use including the roof of the overhead water tanks and lift machine rooms, the parapet walls of and all constructions on the top roof, (II) the elevation and the exterior of the Block (III) Gardens/ Lawns (IV) Transformer, Effluent Treatment Plant etc., water treatment unit, D.G and (VI) Such other open and covered spaces which is hereinafter expressed or may from time to time be expressed or intended so to be.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks.



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8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit.
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Association it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Association (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.



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22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Association for the owners of the Units and shall only be applied in accordance with the decision of the Association.

23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(DEPOSITS/EXTRA CHARGES/TAXES)

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions (save and except those described in the Fifth Schedule) including Club Development charges etc.
- **Upgradation of fixtures and fittings:** at any buyer's request, any improved specifications of construction, any internal change made in the layout and/or upgradation of fixtures and fittings of any unit over and above the Specifications described.
- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Formation of Association/Holding Organisation.
- **Taxes:** deposits towards Municipal rates and taxes, etc.
- Service Tax, Sales Tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer of the Owners' allocation by the Developer to the Owners shall be paid by the Owners.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Generator:** stand-by power provision to the Said Complex from diesel generators.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(SPECIFICATIONS)

BUILDING: Designed on a RCC Frame structure with Shear Wall construction with suitable foundation depending on soil conditions.

EXTERIOR ELEVATION: To be designed by the architect, finished with suitable exterior paint finish.

INTERIOR WALLS: Brick wall with wall care putty.

FLOORING: Vitrified tiles in bedrooms and living room areas.



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KITCHEN: Ceramic tiles flooring with granite top, one sink and ceramic tiles wall cladding up to 2 feet over the granite top.

BATHROOM: Ceramic tiles flooring with wall dado of ceramic tiles up to 7 feet height from the floor with good quality CP fittings and white sanitary ware.

WINDOWS: Anodized Aluminium windows with glass panes.

DOORS: Polished Main Doors from outside, inside painted and other bedroom doors as painted flush doors, with PVC toilet doors.

ELECTRICALS: Concealed electrical wiring, ISI mark, with Modular type ISI switches. Adequate number of light, fan points, angle holder, geyser point in master toilet, AC point in master bedroom.

LIFTS: Automatic lifts of reputed make.

GENERATOR: A suitable standby diesel generator back up shall be provided as standby for all Lifts, building common area lighting and water pump.



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

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

1. Vivek Agarwal
32A, Ganesh Chandra Avenue
6th Floor, Kolkata-700013.

Nirmal Sachdev

(NIRMAL SACHDEV)

Pawanputra Advisory Services Pvt. Ltd.

Sandeep Kabra
Director

(PAWANPUTRA ADVISORY
SERVICES PVT. LTD.)

2. Priyanka B. Ghosh
84, Kalitola
Kolkata-84

Sandeep Kabra

(SANDEEP KABRA FOR SELF
AND AS CONSTITUTED
ATTORNEY OF ARCHANA
KABRA)

Sanjeev Kabra

(SANJEEV KABRA)

Avneesh Sachdev

(AVNEESH SACHDEV)

Sanjeev Sachdev

(SANJEEV SACHDEV)

PATRON COMMERCIAL PVT. LTD.

Avneesh Sachdev

Director

(PATRON COMMERCIAL
PRIVATE LIMITED)

Crescent Estates (P) Ltd.

Sandeep Kabra

Director.

(CRESCENT ESTATES PVT LTD)

Rashmi Kabra

(RASHMI KABRA)



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Shashi Kabra

(SHASHI KABRA)

For SANDEEP KABRA (HUF)

Sandeep Kabra

(SANDEEP KABRA (HUF) ^{Karta})

For SANJEEV KABRA (HUF)

Sanjeev Kabra

(SANJEEV KABRA (HUF) ^{KARTA})

Avantika Sachdev

(AVANTIKA SACHDEV)

Asha Sachdev

(ASHA SACHDEV)

SPECIALTY BUILDHOME LLP

[Signature]
Director

(SPECIALTY BUILDHOME
LIMITED LIABILITY
PARTNERSHIP)

Geeta Marwaha

(GEETA MARWAHA)

Neha Khurana ALIAS

(NEHA KHURANA ALIAS RENU Renu Khurana
KHURANA)

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

1. Vivek Agarwal
32A, Ganesh Kendra Avenue
6th Floor, Kolkata - 700013.
2. Priyanka B. Ghosh

PS VINAYAK VENTURES

Renu Khurana
Partner

Drafted by,

Atangir Raza
Advocate F-1194/03
Aizawl Judges Court
Kot-27



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RECEIVED of and from the within named **DEVELOPER** the within mentioned sum of Rs.1,00,00,000/- (Rupees One Crore only) being the money payable under these presents as per Memo below:-

MEMO OF CONSIDERATION

CHEQUE NO.	BANK	DATE	AMOUNT (RS.)
713335	Indian Overseas Bank, Kalighat Branch	17.04.2015	25,00,000.00
713336	-Do-	-Do-	25,00,000.00
713337	-Do-	-Do-	25,00,000.00
713338	-Do-	-Do-	25,00,000.00
Total			1,00,00,000.00

(RUPEES ONE CRORE ONLY)

WITNESS:

1. Vivek Agarwal

Nirmal Sachdev

(NIRMAL SACHDEV)

2. Priyanka B. Ghosh

Pawanputra Advisory Services Pvt. Ltd.

(Signature)

Director

(PAWANPUTRA ADVISORY SERVICES PVT. LTD.)

(Signature)

(SANDEEP KABRA FOR SELF AND AS CONSTITUTED ATTORNEY OF ARCHANA KABRA)

(Signature)

(SANJEEV KABRA)

(Signature)

(AVNEESH SACHDEV)

(Signature)

(SANJEEV SACHDEV)

PATRON COMMERCIAL PVT. LTD.

(Signature)

Director

(PATRON COMMERCIAL PRIVATE LIMITED)



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Crescent Estates (P) Ltd.


 Sandeep Kabra
 Director.

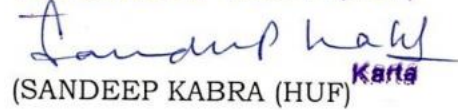
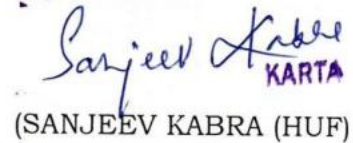
(CRESCENT ESTATES PVT LTD)


 Rashmi Kabra

(RASHMI KABRA)


 Shashi Kabra

(SHASHI KABRA)

For SANDEEP KABRA (HUF)

 Sandeep Kabra
 (SANDEEP KABRA (HUF) **Karta**)
For SANJEEV KABRA (HUF)

 Sanjeev Kabra
 (SANJEEV KABRA (HUF) **KARTA**)

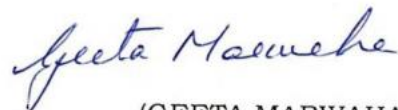

 Avantika Sachdev

(AVANTIKA SACHDEV)


 Asha Sachdev

(ASHA SACHDEV)

SPECIALTY BUILDHOME LLP

Director(SPECIALTY BUILDHOME LIMITED LIABILITY
PARTNERSHIP)

 Geeta Marwaha

(GEETA MARWAHA)

Renu Khurana ALIAS Neha Khurana

(NEHA KHURANA ALIAS RENU KHURANA)



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 MAY 2015