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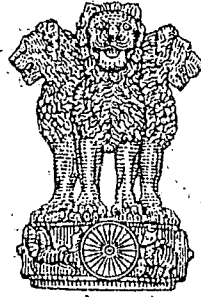
D. 8285/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

772597

*R. Chatterjee*

District Sub-Registrar-II  
Alipore, South 24 Parganas

12 AUG 2015

THIS AGREEMENT made this 12<sup>th</sup> day of August, Two Thousand and Fifteen

*Just*

11-50  
12/8/15  
Stamp 1997  
D. 582639/15

29585

Sold to..... *S. M. - Aor*  
 Address..... *H. C. Lane*  
 Value..... *1.72*  
 18 MAY 2015  
 L.S. High Court  
 Sunit Sarkar  
 High Court, A.S.



*Soumitra Day, Advocate*  
*s/o Late Swapankumar Day*  
*9. W. Institution St.*  
*Kolkata.*

District Sub-Registrar-II  
 Alipore, South 24 Parganas  
 12 AUG 2015

**BETWEEN**

(1) **JAIVEER HOUSING (P) LTD.** (PAN AACCCJ4132D), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

(2) **AMBALIKA PROPERTIES (P) LTD.** (PAN AAICA7217N), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

(3) **SARIDEEP DEVELOPERS (P) LTD.** (PAN AAOCS8738E), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

(4) **JAIVEER PROPERTIES (P) LTD.** (PAN AACCCJ4515G), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

(5) **JAIVEER CONSTRUCTION (P) LTD.** (PAN AACCCJ4514H), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

(6) **PADMA RESIDENCY (P) LTD.** (PAN AAFCP8134L), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha

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District Sub-Registrar-II  
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Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

**(7) PADMA HIRISE (P) LTD.** (PAN AAFCP8136J), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

**(8) PADMA TOWERS (P) LTD.** (PAN AAFCP8139H), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Director Smt. Isha Mittal (PAN AINPM8087E), wife of Sri Saurav Garg, residing at DA 113, Salt Lake, Police Station Bidhannagar, Post Office Bidhannagar, Kolkata 700064.

... hereinafter called "the **Owners**" [which term or expression shall unless excluded by or repugnant to the subject or context mean and include their respective successors or successors-in-office] of the **ONE PART**:

**AND**

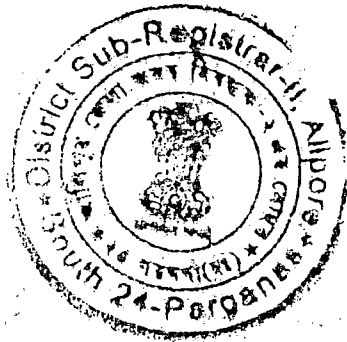
**TIRUSHIVAM REALTY (P) LTD (PAN AAECT6360R)**, a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, Police Station Beniapukur, Kolkata 700017, represented by its Director Sri Saurav Garg (PAN AGXPG9207G), son of Sri Govind Garg, residing at 15, College Street, Police Station Muchipara, Post Office Bow Bazar, Kolkata 700012.

... hereinafter called "the **Developer**" [which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors or successors-in-office and/or nominee(s) and/or assign(s)] of the **SECOND PART**:

**WITNESSETH:**

- I. The Owners represent assure and warrant in favour of the Developer as follows:
  - (i) That the Owners herein are jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners to **ALL THAT** the present municipal premises

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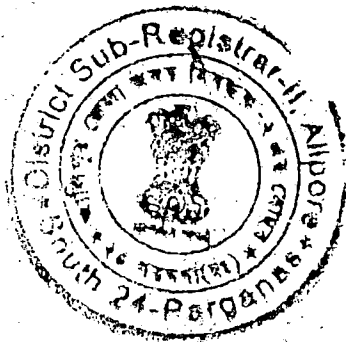
12 AUG 2015

No.95 Mahatma Gandhi Road (formed upon amalgamation of the erstwhile Premises Nos.95 Mahatma Gandhi Road, 95A Mahatma Gandhi Road, 36/1 Barisha Paddy Land, 36/2 Barisha Paddy Land, 36/3 Barisha Paddy Land and 36/4 Barisha Paddy Land vide order dated 26.05.2011), Kolkata-700063, having a total land area of **31 (thirty-one) Cottahs 9 (nine) Chittacks 11 (eleven) Square Feet** more or less, comprised in R.S.Dag Nos.3161, 3160/3210 and 3159/3209 recorded in R S Khatian Nos.2013, 2019 and 794, all in Mouza Purba Barisha, J.L.No.23, Pargana Khaspur, R.S. No.43, Touzi Nos.1-6, 8-10, 12-16 under Police Station Thakurpukur, Sub-Registration Office Behala in the District of 24 Parganas (South) in Ward No.124 of the Kolkata Municipal Corporation, with RT shed structures admeasuring 1800 (one thousand eight hundred) square feet thereon, fully described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **SAID PREMISES**", absolutely and forever free from all encumbrances and liabilities whatsoever or howsoever and are in khas peaceful vacant physical possession thereof, **under and by virtue of** the following Deeds of Conveyance:

(a) Deed of Conveyance dated 10<sup>th</sup> September 2010, made between Tapan Kumar Dutta therein referred to as the Vendor of the one Part and Jaiveer Housing Private Limited therein referred to as the Purchaser of the other part and registered with the Additional District Sub-Registrar, Behala in Book No.1 CD Volume No.21, Pages 2846 to 2868 Being No.8550 for the year 2010;

(b) Deed of Conveyance dated 21<sup>st</sup> January 2011, made between Sreepati Apartments Private Limited therein referred to as the Vendor of the one part and (1) Ambalika Properties (P) Ltd., (2) Sarideep Developers (P) Ltd., (3) Jaiveer Properties (P) Ltd., (4) Jaiveer Construction (P) Ltd. (5) Padma Residency (P) Ltd. (6) Padma Hirise (P) Ltd. and (7) Padma Towers (P) Ltd. therein referred to as the Purchasers of the other part and registered with the District Sub-Registrar-II, Alipore, South 24 Parganas in Book No.1 CD Volume No.2, Pages 3976 to 3994, Being No.00747 for the year 2011;

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(c) Deed of Conveyance dated 21<sup>st</sup> January 2011, made between Sreepati Apartments Private Limited therein referred to as the Vendor of the one part and (1) Ambalika Properties (P) Ltd., (2) Sarideep Developers (P) Ltd., (3) Jaiveer Properties (P) Ltd., (4) Jaiveer Construction (P) Ltd. (5) Padma Residency (P) Ltd. (6) Padma Hirise (P) Ltd. and (7) Padma Towers (P) Ltd. therein referred to as the Purchasers of the other part and registered with the District Sub-Registrar-II, South 24 Parganas in Book No.1 CD Volume No.2, Pages 3956 to 3975, Being No.00746 for the year 2011;

- (ii) After purchase of the said Premises, the Owners caused their names to be mutated in the records of the Kolkata Municipal Corporation in respect of the said Premises.
- (iii) That the said Premises is free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters wakfs claims demands leases tenancies thika tenancies occupancy rights alignments acquisitions requisitions vestings and liabilities whatsoever or howsoever.
- (iv) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein;
- (v) That there is no restraining order or legal bar or restriction or impediment or any other difficulty in the Owners selling conveying or transferring the said Premises or in entering into this agreement with the Developer;

II. The Owners approached the Developer and requested the Developer to develop the said Premises by constructing new building/s thereat and in lieu thereof to be entitled to certain share of the revenue realised from transfer of areas rights and privileges in terms hereof, to which the Owners and the Developer had entered into an agreement dated 17/01/2014. Both the parties have now decided and agreed to enter into a registered agreement for legal necessity/requirement on the terms and conditions hereinafter contained.

III. Further the Owners and the Developer declare and undertake that this registered Development Agreement will be final and all prior

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Alipore, South 24 Parganas

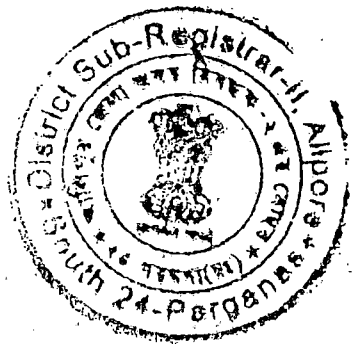
12 AUG 2015

written documents between both the parties stand superseded by this registered Development Agreement.

IV . The terms and conditions agreed between the parties with regard to development of the said Premises are as follows:

1. **Appointment:** The Owners appoint the Developer as the developer of the said Premises and irrevocably permit and grant exclusive right to the Developer to develop the said Premises by constructing New Buildings thereat for mutual benefit and for the consideration and on the terms and conditions herein contained.
2. **Ensuring marketable title:** The Owners shall ensure that the Owners have good and marketable title to the said Premises at all times till the development herein envisaged is completed in totality and all saleable areas and rights therein are sold and transferred. All encumbrances and liabilities in respect of the said Premises shall be cleared by the Owners at their own costs and keep the Developer indemnified with regard thereto. In case any permission or clearance or no objection of any authority be required for construction and development etc., then the Owners shall obtain the same at Owners' own costs.
3. **Possession :** It is recorded declared and confirmed that the Owners have on this day delivered khas peaceful vacant permissive possession of the said Premises to the Developer only for the purpose of construction of New Buildings. The legal possession shall remain with the owners.
4. **Documents of title :** It is recorded declared and confirmed that simultaneously with the execution hereof, the Owners shall deliver originals of all documents of title pertaining to the said Premises and all other related documents to the Developer;
5. **Undertake Development :** After the Owners complying with their obligations herein, the Developer shall undertake development of the said Premises as the Developer may deem fit and proper in its absolute discretion.






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6. **Land Related Permissions:** All land related permissions and clearances, including but not limited to Conversion, permission/no objection from the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976 etc., shall be applied for (if not taken earlier) and obtained by the Owners at their own costs and expenses.
7. **Plan :** For the purpose of development, the Owners have already obtained sanction of the plan for construction of new building/s at the said Premises from the Kolkata Municipal Corporation vide Building Permit No. 2013130276 dated 19/9/2013 and the Developer shall be entitled to have the same modified and/or altered and/or revalidated and/or obtain sanction of fresh plan as the Developer may deem fit and proper.
8. **Construction:** The Developer shall at its own costs and expenses construct the New Building/s at the said Premises within a reasonable time of the Developer commencing construction subject to there being no fetters or embargo on the Developer in commencing and completing development at the said Premises, with such grace period or extended period as be mutually agreed by and between the parties hereto, subject to force majeure and reasons beyond the control of the Developer. The New Building/s will be constructed with good quality construction material as be recommended by the architect appointed by the Developer.
9. **Powers And Authorities (Including Powers Of Attorney) :** For modification and/or alteration and/or revalidation of the sanctioned plan and/or obtaining sanction of fresh plan and undertaking development and construction at the said Premises and for sale transfer and disposal of the saleable spaces and rights at the said Premises, the Developer shall have all rights powers and authorities and the Owners shall as required by the Developer from time to time grant necessary power/s of attorneys to the Developer and/or its nominee/s and shall not revoke the same.
- 9.1 The Owners shall at their own costs handle and deal with all local issues so as to ensure that the Developer is able to peacefully execute the project at the said Premises.



10. **Demolition:** The Developer shall at its own costs demolish the existing structures at the said Premises and shall be entitled to the sale proceeds realized therefrom.

11. **Owner's Consideration:**

11.1 **Owners' Allocation and/or Owners' Share of the Gross Sale Proceeds** shall mean and include:

- a) **15% (Fifteen percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces;

In case of portions of the New Building/s remaining unsold, then Owners' Allocation shall also mean **15% (Fifteen percent)** of such unsold areas together with an undivided indivisible impartible proportionate share and/or interest in the Land and the Common Portions.

11.2 The payment of the Owners' Allocation / Owners' Share of the Gross Sale Proceeds to the Owners shall be subject to deduction therefrom:-

- a) Income tax, service tax and other taxes and liabilities, if any payable by the Owners and initially paid by the Developer to authorities. Payment of any amount towards the taxes and liabilities of the Owners are not the obligation of the Developer;
- b) All other amounts if advanced to or paid for and on behalf of the Owners to enable them to fulfill and comply with their obligations and undertakings provided herein.

11.3 The Owners' Share of the Gross Sale Proceeds shall be paid by the Developer to the Owners on quarterly basis.





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**12. Developer's Consideration:**

**12.1 Developer's Allocation and/or Developer's Share of the Gross Sale Proceeds** shall mean and include:

- a) **85% ( Eighty Five percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces;

In case of portions of the New Buildings remaining unsold, then Developer's Allocation shall also mean **85% ( Eighty Five percent)** of such unsold areas together with an undivided indivisible impartible proportionate share and/or interest in the Land and the Common Portions.

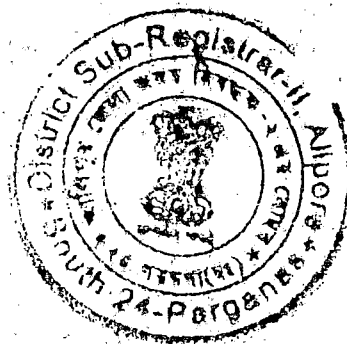
**13. Gross Sale Proceeds and Financials:**

**13.1 Gross Sale Proceeds :** For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits within the said Premises but following items are however excluded / deducted from the Gross Sale Proceeds:-

- a) Marketing and advertising costs, brokerages etc., at actuals on proportionate basis (based on ratios hereinbefore mentioned);
- b) Statutory realisation, including but not limited to service tax etc.;
- c) Stamp duty and registration fee collected from the prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Premises.
- d) Cost of extra work carried out exclusively at the instance of prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Premises.
- e) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective transferee beyond the specified specification.

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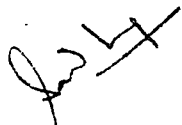
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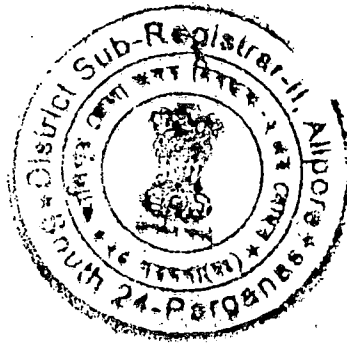
12 AUG 2015

- f) Realisation of interest from Saleable Spaces and other spaces areas rights or benefits at the said Premises or else;
- g) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from transferees of Saleable Spaces and other spaces areas rights or benefits or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces and other spaces areas rights or benefits.
- h) Amounts received from transferees of Saleable Spaces and other spaces areas rights or benefits on account of or as extras on account of generator, transformer and other installations and facilities, legal charges, and also those received as deposits / advances against rates and taxes, maintenance charges etc.

14. **Dispose Of Saleable Spaces :** The Developer shall be entitled to deal with and dispose of all Saleable Spaces and other spaces areas rights or benefits at the said Premises in such manner at such consideration and on such terms and conditions as the Developer may deem fit and proper and to receive the consideration money and other amounts received thereagainst and thereafter make payment of the Owners' Share of the Gross Sale Proceeds to the Owners and the Owners shall not raise any dispute or objection to the same and shall have no concern therewith.

15. **Transfer in favour of Transferees:** The Saleable Spaces and other spaces areas rights or benefits at the said Premises shall be sold and transferred in favour of the transferees thereof by initially entering into Agreements for Sale followed by handing over of possession to them by the Developer and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be parties in all such Agreements and Deeds of Conveyance, with the Owners represented by their constituted attorney in terms hereof, if and as applicable.





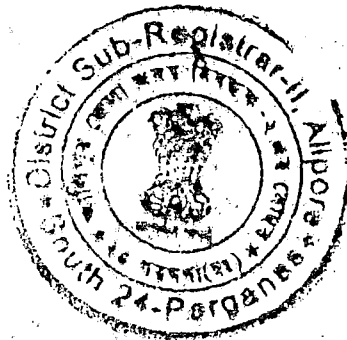
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- 15.1 The Owners shall from time to time, as and when required by and at the request of the Developer, execute and register sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Spaces and other spaces areas rights and benefits in the Project at the said Premises together with or independent of or independently the land comprised therein in favour of the respective transferees thereof without raising any objection whatsoever. In the event of the Owners failing and/or refusing to execute such sale / transfer deeds and other documents of transfer, the Developer and/or its nominee/s shall be entitled to execute the same for and on behalf of and as the attorney of the Owners. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees.
- 15.2 **Preparation of Documents & Cost of Transfer of Units:** The costs of such conveyances including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the transferees of Saleable Spaces and other spaces areas rights or benefits. The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance shall be prepared by an advocate as recommended by Developer.
16. **Maintenance :** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the New Building/s shall be handed over to a professional facility management company and till such time, the same shall be maintained managed and upkept by the Developer subject to the buyers / holders of units in the New Building/s making payment of maintenance charges / common expenses.
17. **Encumbrances and Liabilities :** In case at any time hereafter the said Premises or any part thereof be found to be affected by any encumbrance or any liability be found to be due in respect thereof, then and in such event the Owners shall be liable at their own costs to have the same cleared and in case the Owners fail to do so even after receiving notice to that effect from the Developer, the Developer shall be at liberty to have the

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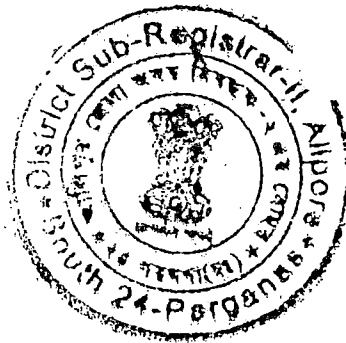
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same cleared at the costs and expenses of the Owners, and adjust such costs from the Owners' Share of Gross Sale Proceeds.

18. **Owners not to deal :** The Owners hereby covenant not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the said Premises or any portions thereof nor agree to do so, save and except to the Developer and/or its nominee or nominees and/or assigns.
19. **No interference or hindrance by Owners :** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building/s so long the construction is in accordance with or permissible under the applicable provisions of law. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Saleable Spaces and other spaces areas rights or benefits at the said Premises.
20. **Extras & Deposits:** The Developer shall be entitled to receive in respect of the entire New Building/s all additional charges, expenses and/or deposits including for corpus deposit, formation of the Maintenance Body, Common Expenses, Municipal Taxes, supply of electricity, purchase and installation of generator / transformer, electric and water supply connections, additional work and amenities that may be provided, charges, out-pocket expenses and fees payable for changes/ regularization/ completion under the Building Rules. The Owners shall neither have any right nor any liability regarding the same.
21. **Additional Powers Of Attorney :** 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 the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts,

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deeds, matters and things and execute any such additional powers of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.

22. **Name** : The name of the New Buildings shall be decided by the Developer.
23. **Project Finance** : The Developer may arrange for financing of the Project (**Project Finance**) by Banks/Financial Institutions/other entities (**Financier**) and obtain loans for the Project at the said Premises, including for home loans etc. to be availed by the flat / unit buyers. The Developer is hereby authorized by the Owners to deposit the Original Title Documents and other documents of title relating to the said Premises with the Financier as security for the purpose of Project Finance and to sign and execute necessary documents on behalf of the Owners and to create a mortgage/charge in favour of the Financier for availing such Project Finance. In this regard, the Developer shall indemnify the Land Owners against any claim arising out of such borrowings or Project Finance. In case so required by the Developer, the Owners shall sign execute and deliver all necessary papers documents writings instruments whatsoever for the purposes aforesaid and/or extend corporate guarantee.
24. **Rates And Taxes** : All municipal rates and taxes and outgoings on the said Premises relating to the period prior to the date hereof shall be borne, paid and discharged by the Owners and those accruing thereafter shall be shared by the parties hereto in the ratio they have agreed to share the Gross Sale Proceeds as aforesaid.
25. **Cooperation** : Each of the parties shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto have failed and/or neglected to carry out their obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out

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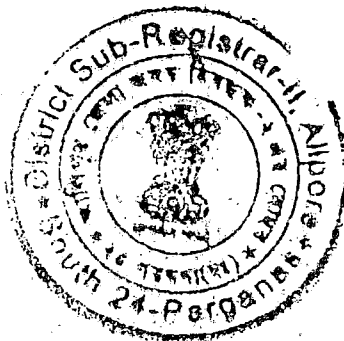


the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.

26. **No Change in Constitution etc.:** The constitution and the control and management of either party shall not undergo any change during the subsistence of this agreement or the development agreement to be executed pursuant to this agreement, nor shall any party mortgage, pledge, encumber their respective shares **save** that interse transfers between the existing share-holders or pledge with bank/ Financial Institutions for obtaining Project Loan for development of the property under this agreement. will be excepted from this restriction.

27. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Premises or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred to the sole arbitration of Mr. Nirupam Saraogi of 7B, Kiran Shankar Roy Road, Kolkata 700001 or any person nominated by him (hereinafter referred to as "the **Arbitrator**") and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force. The Arbitrator will have summary powers and will be entitled to set up his own procedure and the Arbitrator shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrator shall be shared by the parties hereto in equal shares but each party shall individually bear the fees and costs of their own legal counsel / advocates.

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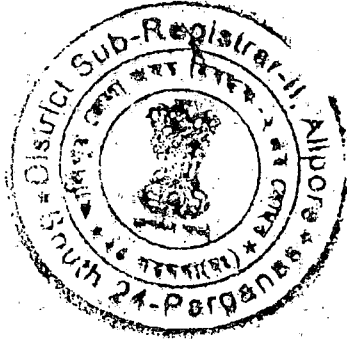
**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Premises )**

**ALL THAT** the present municipal premises No.95 Mahatma Gandhi Road (formed upon amalgamation of the erstwhile Premises Nos.95 Mahatma Gandhi Road, 95A Mahatma Gandhi Road, 36/1 Barisha Paddy Land, 36/2 Barisha Paddy Land, 36/3 Barisha Paddy Land and 36/4 Barisha Paddy Land), Kolkata-700063, having a total land area of 31 (thirty-one) Cottahs 9 (nine) Chittacks 11 (eleven) Square Feet more or less, comprised in R.S.Dag Nos.3161, 3160/3210 and 3159/3209 recorded in R S Khatian Nos.2013, 2019 and 794, all in Mouza Purba Barisha, J.L.No.23, Pargana Khaspur, R.S. No.43, Touzi Nos.1-6, 8-10, 12-16 under Police Station Thakurpukur, Sub-Registration Office Behala in the District of 24 Parganas (South) in Ward No.124 of the Kolkata Municipal Corporation, with RT shed structures admeasuring 1800 (one thousand eight hundred) square feet, thereon, and butted and bounded as follows:

on the **North** : By RS Dag No: 3157;  
on the **South** : By Mahatma Gandhi Road;  
on the **East** : By RS Dag No: 3209,3210,3159,3160;  
on the **West** : By RS Dag No: 3211,2168;

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

*Lawyer*



*[Handwritten signature]*

District Sub-Registrar-II  
Alipore, South 24 Parganas

12 AUG 2015

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

EXECUTED AND DELIVERED by  
the above named OWNERS at  
Kolkata in the presence of:

1) Pinta Choudhry  
Alipore police court  
Kot- 27

2. Soumita Dey  
D/o Late Swapan Mr. Dey.  
9, N. Institution St.  
Kot- 06

AMBALIKA PROPERTIES PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

Ambalika Properties (P) Ltd.,

SARIDEEP DEVELOPERS PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

Sarideep Developers (P) Ltd.,

JAIVEER PROPERTIES PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

Jaiveer Properties (P) Ltd.,

JAIVEER CONSTRUCTION PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

Jaiveer Construction (P) Ltd.

JAIVEER HOUSING PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

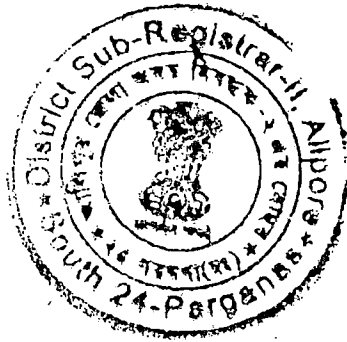
Jaiveer Housing (P) Ltd

PADMA RESIDENCY PVT. LTD.

*Isha Mittal*

Director/Authorised Signatory

Padma Residency (P) Ltd.



*[Handwritten signature]*

District Sub-Registrar-II  
Alipore, South 24 Parganas

12 AUG 2015

PADMA HIRISE PVT. LTD.

*[Signature]*

Director/Authorised Signatory

Padma Hirise (P) Ltd.

PADMA TOWERS PVT. LTD.

*[Signature]*

Director/Authorised Signatory

Padma Towers (P) Ltd

TIRUSHIVAM REALTY PVT. LTD.

*[Signature]*

(Director / Authorised Signatory)

Tirushivam Realty Pvt Ltd

**EXECUTED AND DELIVERED** by the above named **DEVELOPER** at **Kolkata** in the presence of:

1) *pintu chandhy*

2) *Soumitra Dey*

*Drafted by*

*Deehip Kumar Pal*

*Advocate*

*WB. 636/84*

*Alipore Police Court.*

*Vol-27.*



*[Handwritten signature]*

District Sub-Registrar-II  
Alipore, South 24 Parganas

12 AUG 2015



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Sho Mittal*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Saurav Garg*

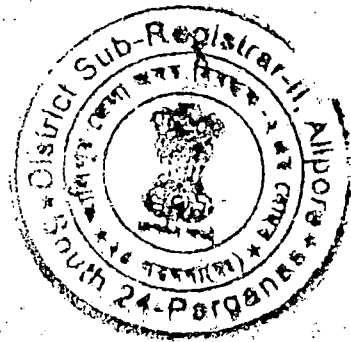
Signature *[Signature]*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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District Sub-Registrar-II  
Alipore, South 24 Parganas

12 AUG 2015



सत्यमेव जयते

D. 8283/15

Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16020000582659/2015	Query Date	09/08/2015
Office where deed will be registered	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	DILIP KR PAL		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836337643		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 8,33,72,181/-
Stampduty Payable	Rs. 75,020/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

*[Handwritten signature]*

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Query No:-16020000582659/2015, 12/08/2015 11:47:09 AM SOUTH 24 PARGANAS (D.S.R. - II)

**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Premises Located on D.H. Rd -- ), Premises No. 95, Ward No: 124	(Premises Located on D.H. Rd -- )	31 Katha 9 Chatak 11 Sq Ft	1/-	8,28,32,181/-	Proposed Use: Bastu, Property is on Road

**Structure Details**

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
F0	Gr. Floor	1800 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

**Land Lord Details**

Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
JAIVEER HOUSING (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AACCCJ4132D,
AMBALIKA PROPERTIES (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAICA7217N,
SARIDEEP DEVELOPERS (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAOCS8738E,



Land Lord Details			
Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
JAIVEER PROPERTIES (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AACCCJ4515G,
JAIVEER CONSTRUCTION (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AACCCJ4514H,
PADMA RESIDENCY (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAFCP8134L,
PADMA HIRISE (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAFCP8136J,
PADMA TOWERS (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAFCP8139H,



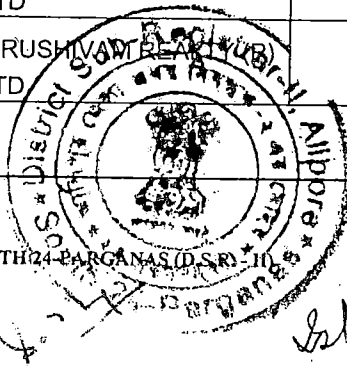
*He Mittal*

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Smt ISHA MITTAL, Designation: DIRECTOR Wife of Shri SAURAV GARG DA113, SALT LAKE, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AINPM8087E,		JAIVEER HOUSING (P) LTD , AMBALIKA PROPERTIES (P) LTD , SARIDEEP DEVELOPERS (P) LTD , JAIVEER PROPERTIES (P) LTD , JAIVEER CONSTRUCTION (P) LTD , PADMA RESIDENCY (P) LTD , PADMA HIRISE (P) LTD , PADMA TOWERS (P) LTD
Developer Details			
Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
TIRUSHIVAM REALTY (P) LTD  51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organizatio n	Executed by: Representative,	PAN No. AAECT6360R,
Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri SAURAV GARG, Designation: DIRECTOR Son of Shri GOVIND GARG 15, COLLEGE STREET, P.O:- BOWBAZAR, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAECT6360R,		TIRUSHIVAM REALTY (P) LTD



*Ishe Mittal*

Identifier Details				
Identifier Name & Address		Other Details		Identifier of
SOUMITA DEY Daughter of Late SWAPAN KUMAR DEY HIGH COURT, CALCUTTA, P.O:-GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001		Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,		Smt ISHA MITTAL, Shri SAURAV GARG
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	JAIVEER HOUSING (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	AMBALIKA PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	SARIDEEP DEVELOPERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	JAIVEER PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	JAIVEER CONSTRUCTION (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	PADMA RESIDENCY (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	PADMA HIRISE (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
L1	PADMA TOWERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292 Dec	12.5
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	JAIVEER HOUSING (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	AMBALIKA PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	SARIDEEP DEVELOPERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	JAIVEER PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	JAIVEER CONSTRUCTION (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5



Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	PADMA RESIDENCY (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	PADMA HIRISE (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
S1	PADMA TOWERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
<b>Bank Details</b>				
Bank details have not been supplied				

**For Information only**

**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Rina Chaudhury)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I  
SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



*Sole Mittal*



GOV. OF WEST BENGAL  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201516-001505938-1

GRN Date: 11/08/2015 10:28:23

BRN: CS11082015765541

Payment Mode Online Payment

Bank: Corporation Bank

BRN Date: 11/08/2015 10:40:00

DEPOSITOR'S DETAILS

Id No. : 16020000582659/2/2015

[Query No./Query Year]

Name : TIRUSHIVAM REALTY PVT LTD

Contact No. :

Mobile No. : +91 9836337643

E-mail :

Address : 51, SHAKESPEARE SARANI KOLKATA-700017

Applicant Name : Mr DILIP KR PAL

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16020000582659/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	53
2	16020000582659/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	75020

In Words : Rupees Seventy Five Thousand Seventy Three only

Total

75073




Q 8285/18

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ISHA MITTAL  
SURESH KUMAR MITTAL  
25/10/1990  
Permanent Account Number  
AINPM8087E

*Isha*  
Signature



Isha Mittal



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAURAV GARG

GOVIND GARG

08/01/1988  
Permanent Account Number  
AGXPG9207G

*[Handwritten Signature]*  
Signature

*[Portrait Photo]*

23/10/2010

*[Handwritten Signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

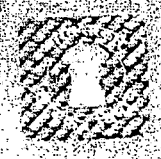
TIRUSHIVAM REALTY PRIVATE LIMITED

20/05/2013

Permanent Account Number

AAECT6360R

05052213



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMBALIKA PROPERTIES  
PRIVATE LIMITED

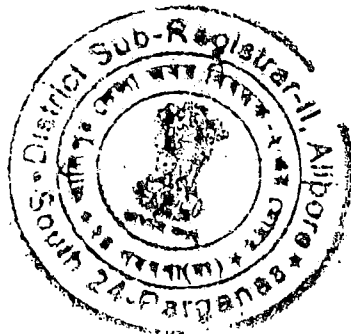
13/07/2010

Permanent Account Number  
AAICA7217N

Signature



*Isha Mittal*



आयकर विभाग  
INCOME TAX DEPARTMENT

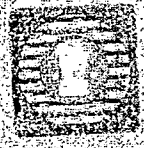
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GOVT. OF INDIA

JAIVEER CONSTRUCTION  
PRIVATE LIMITED

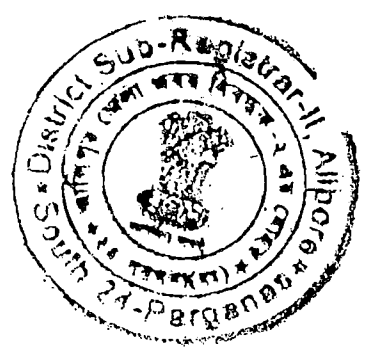
25/09/2010

Permanent Account Number  
**AACCJ4514H**

Signature



*Jha Mittal*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAIVEER HOUSING PRIVATE  
LIMITED

16/07/2010

Permanent Account Number  
AACCJ4132D

Signature



*Isa Mittal*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAIVEER PROPERTIES  
PRIVATE LIMITED

25/09/2010  
Permanent Account Number  
AACCJ4515G

Signature



*Isa Mittal*





आयकर विभाग  
INCOME TAX DEPARTMENT  
PADMA HIRISE PRIVATE  
LIMITED  
15/01/2011  
Payment Account Number  
AAFCP8136J  
Signature



भारत सरकार  
GOVT. OF INDIA



*Iska Miltel*



आयकर विभाग

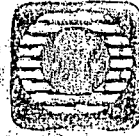
INCOME TAX DEPARTMENT

PADMA RESIDENCY PRIVATE  
LIMITED



भारत सरकार

GOVT. OF INDIA



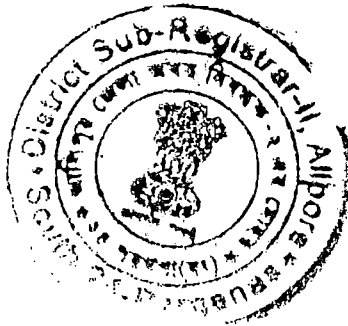
15/01/2011

Permanent Account Number

AAFCP8134L

Signature

*Ischa Mittal*

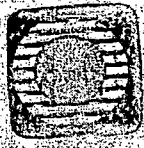



आयकर विभाग  
INCOME TAX DEPARTMENT  
PADMA TOWERS PRIVATE  
LIMITED

भारत सरकार  
GOVT OF INDIA

15/01/2011  
Permanent Account Number  
AAFCP8139H

Signature



*Isha Mittal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SARIDEEP DEVELOPERS  
PRIVATE LIMITED

25/09/2010

Permanent Account Number

AAOCS8738E

Signature

*Sha Mittal*












## Seller, Buyer and Property Details

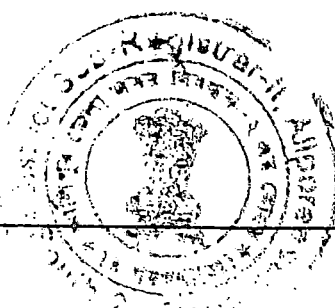
### A. Land Lord & Developer Details

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	JAIVEER HOUSING (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AACCCJ4132D, Status : Organization
2	AMBALIKA PROPERTIES (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AAICA7217N, Status : Organization
3	SARIDEEP DEVELOPERS (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AAOCS8738E, Status : Organization
4	JAIVEER PROPERTIES (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AACCCJ4515G, Status : Organization
5	JAIVEER CONSTRUCTION (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AACCCJ4514H, Status : Organization
6	PADMA RESIDENCY (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 PAN No. AAFCP8134L, Status : Organization



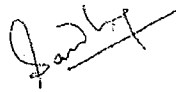


**Land Lord Details**

Sl No.	Name, Address, Photo, Finger print and Signature							
7	PADMA HIRISE (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAFCP8136J, Status : Organization							
8	PADMA TOWERS (P) LTD 51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAFCP8139H, Status : Organization Represented by their ( 1-8 ) representative as given below:-							
1-8 (1)	Smt ISHA MITTAL, DIRECTOR Wife of Shri SAURAV GARG DA113, SALT LAKE, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AINPM8087E, Status : Representative Date of Execution : 12/08/2015 Date of Admission : 12/08/2015 Place of Admission of Execution : Office	<table border="1"> <tr> <td data-bbox="976 779 1216 990">  </td> <td data-bbox="1222 779 1461 990">  </td> </tr> <tr> <td data-bbox="976 999 1216 1079">                     8/12/2015 1:26:26                      PM hrs                 </td> <td data-bbox="1222 999 1461 1079">                     LTI                      8/12/2015 1:26:36                      PM hrs                 </td> </tr> <tr> <td colspan="2" data-bbox="976 1137 1461 1326">                       8/12/2015 1:26:48 PM hrs                 </td> </tr> </table>			8/12/2015 1:26:26 PM hrs	LTI 8/12/2015 1:26:36 PM hrs	 8/12/2015 1:26:48 PM hrs	
								
8/12/2015 1:26:26 PM hrs	LTI 8/12/2015 1:26:36 PM hrs							
 8/12/2015 1:26:48 PM hrs								



**Developer Details**

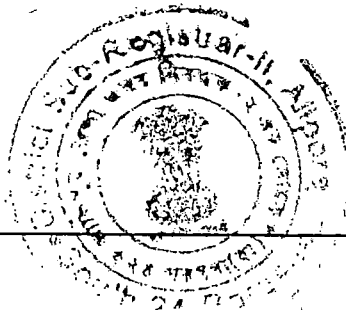
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>TIRUSHIVAM REALTY (P) LTD                      51, SHAKESPEARE SARANI, P.O:- SHAKESPEARE SARANI, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017                      PAN No. AAECT6360R,                      Status : Organization                      Represented by representative as given below:-</p>		
1(1)	<p>Shri SAURAV GARG, DIRECTOR                      Son of Shri GOVIND GARG                      15, COLLEGE STREET, P.O:- BOWBAZAR, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAECT6360R,                      Status : Representative                      Date of Execution : 12/08/2015                      Date of Admission : 12/08/2015                      Place of Admission of Execution : Office</p>	 8/12/2015 1:25:50 PM hrs	 LTI 8/12/2015 1:25:57 PM hrs
		 8/12/2015 1:26:09 PM hrs	

**B. Identifire Details**

**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>SOUMITA DEY                      Daugther of Late SWAPAN KUMAR DEY                      HIGH COURT, CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001                      Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,</p>	<p>Smt ISHA MITTAL, Shri SAURAV GARG</p>	<p><i>Soumita Dey</i>                      8/12/2015 1:27:00 PM hrs</p>

**C. Transacted Property Details**



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Premises Located on D.H. Rd -- ), Premises No. 95, Ward No: 124	(Premises Located on D.H. Rd -- )	31 Katha 9 Chatak 11 Sq Ft	1/-	8,28,32,181/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1800 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	1800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	AMBALIKA PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	JAIVEER CONSTRUCTION (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	JAIVEER HOUSING (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	JAIVEER PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	PADMA HIRISE (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	PADMA RESIDENCY (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	PADMA TOWERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5
	SARIDEEP DEVELOPERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	6.51292	12.5

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)



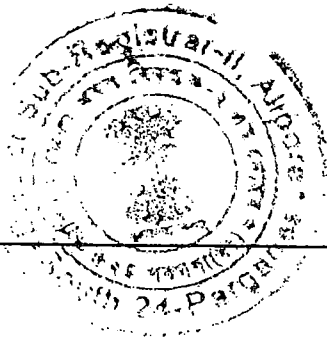
**Transfer of Property from Land Lord to Developer**

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	AMBALIKA PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	JAIVEER CONSTRUCTION (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	JAIVEER HOUSING (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	JAIVEER PROPERTIES (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	PADMA HIRISE (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	PADMA RESIDENCY (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	PADMA TOWERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5
	SARIDEEP DEVELOPERS (P) LTD	TIRUSHIVAM REALTY (P) LTD	225 Sq Ft	12.5

**D. Applicant Details**

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

Applicant's Name	DILIP KR PAL
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160208285 / 2015


Query No/Year	16020000582659/2015.	Serial no/Year	1602008315 / 2015
Deed No/Year	I - 160208285 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri SAURAV GARG	Presented At	Office
Date of Execution	12-08-2015	Date of Presentation	12-08-2015

Remarks

On 10/08/2015

**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 8,33,72,181/-



(Rina Chaudhury)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 12/08/2015

**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.

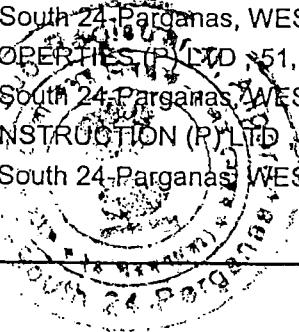
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:50 hrs on : 12/08/2015, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri SAURAV GARG ,.

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

Execution is admitted on 12/08/2015 by

1. Smt ISHA MITTAL, DIRECTOR, JAIVEER HOUSING (P) LTD , 51, SHAKESPEARE SARANI, P.O: SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017
2. Smt ISHA MITTAL, DIRECTOR, AMBALIKA PROPERTIES (P) LTD , 51, SHAKESPEARE SARANI, P.O: SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017
3. Smt ISHA MITTAL, DIRECTOR, SARIDEEP DEVELOPERS (P) LTD , 51, SHAKESPEARE SARANI, P.O: SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017
4. Smt ISHA MITTAL, DIRECTOR, JAIVEER PROPERTIES (P) LTD , 51, SHAKESPEARE SARANI, P.O: SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017
5. Smt ISHA MITTAL, DIRECTOR, JAIVEER CONSTRUCTION (P) LTD , 51, SHAKESPEARE SARANI, P.O: SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017



6. Smt ISHA MITTAL, DIRECTOR, PADMA RESIDENCY (P) LTD , 51, SHAKESPEARE SARANI, P.O:  
SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017  
7. Smt ISHA MITTAL, DIRECTOR, PADMA HIRISE (P) LTD , 51, SHAKESPEARE SARANI, P.O:  
SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017  
8. Smt ISHA MITTAL, DIRECTOR, PADMA TOWERS (P) LTD , 51, SHAKESPEARE SARANI, P.O:  
SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017  
Identified by SOUMITA DEY, Daughter of Late SWAPAN KUMAR DEY, HIGH COURT, CALCUTTA, P.O: GPO,  
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/08/2015 by

Shri SAURAV GARG, DIRECTOR, TIRUSHIVAM REALTY (P) LTD , 51, SHAKESPEARE SARANI, P.O:  
SHAKESPEARE SARANI, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017  
Identified by SOUMITA DEY, Daughter of Late SWAPAN KUMAR DEY, HIGH COURT, CALCUTTA, P.O: GPO,  
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) =  
Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

**Description of Online Payment**

1. Rs 53/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Corporation Bank ( CORP0000052)

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 29585, Purchased on 18/05/2015, Vendor named Sujit Sarkar.

**Description of Online Payment**

1. Rs 75,020/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Corporation Bank ( CORP0000052)

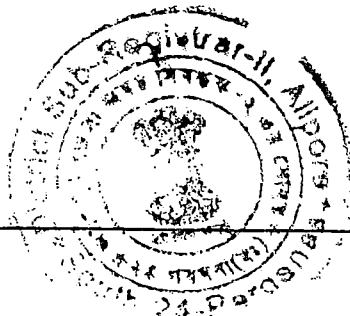
*Rina Chaudhury*

(Rina Chaudhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2015, Page from 85650 to 85694  
being No 160208285 for the year 2015.



Digitally signed by RINA CHAUDHURY  
Date: 2015.08.13 19:01:03 -07:00  
Reason: Digital Signing of Deed.

*R Chaudhury*

(Rina Chaudhury) 13/08/2015 19:01:02  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

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