

11.7 The Refundable Security Deposit so refunded shall not carry any interest.

11.8 In the event the Developer fails to hand over to the Owners the Owners' Share In The Sale Proceeds, received so far and/or handover the allocation of the Owners' in the unsold portions or the Owners' failing to refund to the Developer the Refundable Security Deposit, then and in that event, the same shall be construed as a breach of this agreement by either the Developer or the Owners, as the case may be, and the affected party shall be entitled to recover such reasonable amount of liquidated damages from the defaulting party in the same manner as mentioned in clause 16 herein below.

12 Extras Payable by Purchasers(s)/Owners

12.1 In addition to the sale proceeds of the Salable Space(s) the Developer shall be entitled to receive from the Purchasers of Units in the Building(s) and also from the Owners, in case the Owners retain unsold portions in the Building(s) in terms of Clause 12.1 below, the following extra cost and charges and deposits for the Units to be acquired by such Purchasers or the Owners as the case may be:

- (a) All costs and deposits for obtaining electricity connection(s) including all costs and deposits required to be made with CESC Ltd./WBSEB
- (b) All cost and deposits for obtaining electricity Meter from CESC Ltd/ WBSEB for the Unit.
- (c) Deposit for maintenance calculated @ Rs.15/- (Rupees Fifteen) only per sq. ft. of the Super built up area.
- (d) Deposits and charges towards maintenance for a period of one year from the date of commencement of liability.
- (e) Works contract tax, service tax, VAT and any other statutory taxes and levies, as applicable.
- (f) Deposit on account of sinking fund @ Rs. 20/- (Rupees Twenty) only per sq. ft. of super built up area.
- (g) All costs, charges and expenses towards standby generator, transformer and allied installation.
- (h) Deposit towards municipal rates and taxes @ Rs. 20/- (Rupees Twenty) only per sq. ft. of super built up area

- (i) Charges towards deviation during construction, if any.
- (j) Charges towards formation of Association/ Holding Organisation.
- (k) Charges towards Club Membership.
- (l) Upgradation of fixtures and fittings: In case of any improved specifications of construction of the Unit over and above the specifications described.

13 Unsold Portion In The Building(s)

- 13.1 Upon completion of the Building(s) each phase, in the event inspite of best efforts made by the parties there remains any unsold portions of Saleable Space(s) in the Building(s) then and in that event the Owners' and the Developer shall share such unsold Portions in the Building(s) in the proportion of their respective allocation i.e. the Owners' shall be entitled to 27% of such unsold saleable area(s) in the Building(s) and the Developer shall be entitled to 73% of such unsold saleable area(s) in the Building(s). In this regard it is clarified that in case any agreement for sale or otherwise has been entered into by the parties with the Purchaser of an Unit and/or any amount by way of earnest money or advance or otherwise has been received by the Developer from the Purchaser of such an Unit then the same shall not be construed as an unsold portion and unless the agreement with the Purchaser is cancelled the Owners and the Developer shall be entitled to their respective share in the Sale Proceeds and allocate the same as when the sale proceeds for such Unit is received from the Purchaser either in full or in part.
- 13.2 In case the Parties shall have to share the unsold portions of saleable space(s) in the Building(s) then the allocation of the Owners and the Developer in the unsold space(s) shall be proportionate to their respective allocation in value and advantage;
- 13.3 So far it relates to the unsold portion in the Building(s) in case of any defect in construction of the Building(s) or part thereof at the Property If detected within one year after completion, the Developer shall take immediate steps to rectify the defect either on its own or upon receipt of any notice from the Owners to rectify such defects and all costs, charges and expenses in this connection shall be borne and paid by the Developer. Upon rectification the Developer shall furnish a certificate of the Architect confirming removal of defect.

14 Miscellaneous

- 14.1 None of the Parties hereto shall do or cause to be done any act, deed or thing whereby the progress of construction of the Building(s) to be constructed at the Property shall in any way be hindered or affected and if any of the Parties shall do or cause to be done any such act, deed or thing, then the Party doing so shall be liable to forthwith remove such hindrance or difficulty or obstructions or shall be liable to compensate the other Party for all losses and damages suffered by such other Party.
- 14.2 This Agreement authorises Developer to develop the Property and to get permissions necessary for construction of Building(s) at the Property and to get the plan sanctioned and to enter into an agreement for sale and/or transfer in respect of the Units and further empowers the Developer with all right, power and authority to execute and register the Deed of Conveyance for the Units and the proportionate undivided interests in the Property in favour of the Purchaser/s of the Unit(s). However, in case the Owners are called upon by the Developer to join as a party in the Deed of Conveyance then and in that event the Owners shall be bound to execute and register the Deed of Conveyance in favour of the Purchaser of an Unit in the Building(s).
- 14.3 Subject to the provisions of Clauses 11.5 and 11.6 above it is clarified that notwithstanding anything contained herein the Developer shall not handover possession and transfer the Units of the respective phase to the Purchasers until the Owners' Share In The Sale Proceeds in respect of such Units are paid to the Owners' in full.
- 14.4 The Developer shall not employ any child labour for carrying out the construction work at the Property.
- 14.5 None of the Parties shall be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by reason of Force Majeure Events with a view that the obligation of the Party affected by Force Majeure shall remain suspended for the duration of the Force Majeure Events.
- 14.6 The Developer and the Owners shall jointly constitute, organize and/or otherwise form or cause to be formed a Service Company Syndicate / Ad hoc Committee / Association or such other organization to takeover the Building(s) and the Property after its development. All costs, charges and expenses in constitution, formation, organization, management and operation of such Service Company shall be borne by the respective Allottee and/or Purchasers of the Units in the Building(s) in such proportion to be decided and determined jointly by Owners and

Developer. The allottees/Purchasers of the Units in the Building(s) and the Owners and the Developers, in case the Owners and Developer retain the unsold portion of the Building(s) in terms of Clause 12.1 above, shall become members and/or shareholders of the said Service Company as and when constituted. Until the formation of the Service Company, both the Owners and the Developer and/or the Purchasers of the Units in the Building(s) shall pay, bear and discharge all common expenses on account of maintenance and preservation of the Building(s) including the Property proportionately. The Owners and the Developer shall make such arrangements and frame such rules and regulations for rendering of common services and maintenance of the Building(s) to be constructed at the Property.

- 14.7 All notices to be served under these presents shall be served by hand or by registered post/speed post with acknowledgement due at their respective addresses or at such other addresses as the respective Parties may hereafter notify in writing to each other.
- 14.8 All deeds, papers and documents to be executed between the Parties hereto and/or by the Parties hereto in favour of the Purchasers of the Unit shall be prepared by M/S. R. N. Ghose & Associates, Advocates of 10, Old Post Office Street, Room No. 36A, 1st Floor, Kolkata- 700 001.
- 14.9 Notwithstanding the Owners irrevocably appointing the Developer as their Constituted Attorney, the Owners shall be bound and liable to execute and register the Deed of Conveyance transferring Units(s), Car Parking Space(s), proportionate share in the Common Areas and undivided proportionate share of land comprised in the Property in favour of the Purchasers of the same as and when called upon by the Developer.
- 14.10 Only the courts having territorial jurisdiction over the Property shall try the disputes touching or concerning this Agreement.
- 14.11 In case upon the sanction of the Building Plan for construction of the Building(s) in phased manner any additional area and/or FAR becomes available in view of any amendment of any rules and regulations, then and in that event, the Developer shall obtain a sanction of the Building Plan for such additional area and that both the Owners and the Developer shall be entitled to their respective Share In The Sale Proceeds in the same percentage agreed herein.

14.12 The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement.

14.13 The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

14.14 Each Party ("Indemnifying Party") shall indemnify and agrees to defend and to keep the other ("Indemnified Party") indemnified including its successors, officers, directors, agents and employees and save harmless against all costs, expenses (including attorneys' fees), charges, loss, damages, claims, demands or actions of whatsoever nature by reason of:

- i. the non-performance and non-observance of any of the terms and conditions of the Agreement by the Indemnifying Party,
- ii. acts of negligence or intentional misconduct by the Indemnifying Party;
- iii. breach of the provisions of this Agreement by the Indemnifying Party;
- iv. any representation and warranty, express or implied, by the Indemnifying Party found to be misleading or untrue;
- v. failure by the Indemnifying Party to fulfill its obligations under any applicable law; and

15 Right of access to adjoining land:

15.1 The Developer is in the process of acquiring further plots of land located adjacent to and abutting the Property hereinafter referred to as the **ABUTTING LAND**;

15.2 For the purpose of beneficial enjoyment of the Abutting Land It is agreed by the Parties as follows:

- i) In the event the Developer intends to purchase the Abutting Land for commercial exploitation of the same then and in that event the Owners and/or their associates or nominees shall have the first option to purchase the same and thereafter the Owners shall be under an obligation to enter into a development agreement with the Developer upon mutually agreed terms and conditions in writing. However, it shall always be the endeavour of the Parties to maintain the same terms and conditions as mentioned herein as far as practicable.
- ii) In case the Developer intends to enter into a development agreement with the landlords of the Abutting Land then and in that event the Owners shall allow the Developer and the unit owners of the Abutting Land free, unfettered and perpetual right of passage, as may be identified by the Developer after intimation of the same with the Owners, through the Property leading to the Abutting Land;
- iii) The Developer shall have the liberty to grant to the Purchasers of Unit in the Abutting Land upon its development the benefits, amenities and/or facilities of the Property;
- iv) Similarly, the Developer assure the Owners that the Purchasers of Unit in the Property upon its development and the Owners on retaining the unsold portions in the Building(s) in terms of Clause 12.1 above shall also be entitled to all benefits, facilities and amenities of the Abutting Land.

16 **Liquidated damages**

If at any time any of the Parties commits breach of any of the terms and conditions herein contained, then and in that event, the non-defaulting Party shall give to the Party in breach a notice in writing calling upon to rectify the breach and to perform and observe the terms and conditions and if the Party in breach fails and neglects to rectify and/or perform or observe the same within a period of 30 (thirty) days from the receipt of such notice, then and in that event, the non-defaulting Party shall be entitled to a reasonable amount of liquidated damages quantum whereof will be decided by mutual consultation with the

other Party, failing which the same shall be determined in Arbitration. The legality, validity and the correctness of the breach shall at the instance of the Party in breach be subject to the arbitration as provided hereunder.

17 Dispute resolution and Arbitration

17.1 The Parties shall attempt in good faith to resolve any dispute, difference, conflict or claim (dispute) arising out of or in relation to this Agreement including any modification / variation of the terms hereof or any supplementary agreement entered into between the parties hereto subsequently whether registered or not (entire contract). If the dispute has not been settled through negotiation within 15 (fifteen) days from the date on which either Party has served written notice on the other of the dispute ("Dispute Notice") then the following provisions shall apply.

17.2 In the event of a dispute arising out of or in connection with the entire contract (including interpretation of any clause of the entire contract not being resolved in accordance with the above provisions, either Party shall be entitled to, by notice in writing ("Arbitration Notice") to the other Party, refer such dispute for final resolution by arbitration in accordance with the provisions the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder and such arbitration shall be before the two arbitrators, one to be appointed by the Owners jointly and the other to be appointed by the Developer and the two arbitrators thereafter by mutual consent appoint Umpire and/or the third arbitrator. The venue of such arbitration shall be at Kolkata in the State of West Bengal and the arbitration shall be conducted in English language. The award of the arbitrators shall be binding on the Parties.

17.3 The Parties hereby agree that until the award is given none of the Parties shall do any act deed or thing whereby the construction of the said Building(s) is in any way stopped or prevented provided the dispute is not relating to the quality of the material being used and/or relating to violation of the statutory provisions and/or deviation from the sanctioned plan.

18 Counterparts

This Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this Agreement by signing any one or more of such originals or counterparts.

19 **Variation**

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

20 **No Assignment**

This Agreement shall not be assigned by the Parties except with the prior written consent of the other Party.

Provided that no such permission will be required in case the Agreement is assigned by the Developer in favour of any of the group companies of the Developer.

21 **Waiver**

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.

22 **Severability**

If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from either Party hereto to the other, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

THE FIRST SCHEDULE

(The Property)

All That the piece and parcel of Bastu land admeasuring 9.1917 Acres equivalent to 556 cottah 1 Ch 35 Sq. ft, be the same a little more or less lying and situate at Mouza- Mankundu, J.L. No.9, R.S. No. 869, within the limits of Bhadreswar Municipality, Holding No.55, Khan Road in Ward No. 1 (formerly 20), Police Station – Bhadreswar, Sub District Hooghly, comprised in the following R.S & L.R. Dag Nos. under the R.S. & L.R. Khatian Nos.

R. S. Khatian No.	L. R. Khatian No.	R. S. DAG NO.	L. R. DAG NO.	AREA OF LAND IN ACRE
795	1056/1	1103	900	0.0332
800	213/1 and 1056/1	1098	898	0.0402
802	213/1 and 1056/1	1099	898	0.0726

797	213/1 and 1056/1	1100	898	0.0654
796	213/1 and 1056/1	1101	898	0.0576
799	213/1 and 1056/1	1097 / 1229	898	0.0053
795	213/1 and 1056/1	1097 / 1228	898	2.2900
1669	213/1 and 1056/1	1094	897	0.9170
33	213/1 and 1056/1	1137 / 1226	948	0.3750
795	213/1	1139	949	2.6430
1756	1150/1	1137	945	0.7640
32	213/1 and 1056/1	1136 / 1227	947	0.1050
795	213 & 1056/1	1136	946	0.3690
795	213/1 & 1056/1	1138	944	0.8213
795	213/1 and 1056/1	1097/122 8	898	0.0886
795	213/1 and 1056/1	1101	898	0.0250
795	213/1 and 1056/1	1097/122 8	898	0.0456
458	362	1142	952	0.256
458	362	1143	953	0.032
454	154	1149	958	0.053
454	154	1150	959	0.133
TOTAL				9.1917

delineated in the map or plan annexed hereto and bordered in colour "**RED**" thereon and butted and bounded in the manner as follows :

ON THE NORTH : By J.C. Khan Road;

ON THE EAST : By R.S. Dag No.1140 and by R.S. Dag No.1141 and by R.S. Dag No.1228 (P);

ON THE SOUTH : By Partly by R.S. Dag No. 1138(P) and by R.S. Dag No.1139 (P);

ON THE WEST

: By R. Dag No. 1228 (P) and by R.S. Dag No.1102

THE SECOND SCHEDULE
SPECIFICATION OF THE BUILDING AND FLAT

<u>BUILDING</u>	:	Designed on a RCC Frame structure with brick wall construction with suitable foundation depending on soil conditions.
<u>EXTERIOR ELEVATION</u>	:	To be designed by the architect, finished with suitable exterior paint finish.
<u>INTERIOR WALLS</u>	:	Brick walls finished with cement plaster and plaster of paris.
<u>STAIRCASE & LOBBY</u>	:	Wide staircase, elegantly designed lobby and corridors with kota/granite stone/vitrified tiles.
<u>FLOORING</u>	:	Vitrified tiles in living room areas and Ceramic tiles in all bedrooms.
<u>KITCHEN</u>	:	Anti skid Ceramic tiles/Kota stone Flooring, Polished black stone top platform with one stainless steel sink, glazed tiles dado up to 2 feet above the platform.
<u>BATHROOM</u>	:	Anti skid Ceramic tiles flooring with wall dado up to door height. Western style white sanitary fitting. Hot and Cold water provision in all Toilet. CP Fittings of reputed make.
<u>WINDOWS</u>	:	Anodized sliding Aluminium windows with glass panes.
<u>DOORS & FRAMES</u>	:	Wooden Door Frames. Main Door with lock and eyepiece, Flush doors primer coated on both side.

ELECTRICALS

: Concealed electrical wiring,
Modular type switches with MCB.
For 3 BHK/2BHK with One Study:
AC point in master bedroom and in any one
Bedroom.

For 2 BHK: AC point in master
bedroom only.
Telephone and Broadband points in
Living/Dinning .
TV Cable point in Master bedroom &
Living/Dinning .
Gyser point in all Bathrooms.
Exhaust Fan outlet in Kitchen and all Toilets.
Call bell point at main door.

LIFTS

: Elevators of reputed make in each block.

FIRE SAFETY

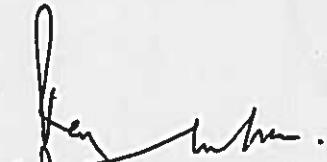
: Modern fire fighting systems as per
WBFES norms.

WATER SUPPLY

: Water supply with Filtration plant.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as
of the date first above written.

SIGNED AND DELIVERED by the
Within named OWNERS at Kolkata
in the presence of:

1. 

(Rajshankar Ghose)
Advocate
10, Old Post Office Street,
Room No. 36A, 1st Floor, Kal-1

2. Abhijit Saha
207, A.J.C Bose Road
Kolkata-19

Deepesh Shoppers Pvt.Ltd.

Shambhu Choubey
Authorized Signatory/Director

Jagsak Realtors Pvt. Ltd.

Shambhu Choubey
Authorized Signatory/Director

DEBAJAM REALTY PVT. LTD

Shambhu Choubey
Authorized Signatory/Director

Arunabh Conclays Pvt.Ltd.

Shambhu Choubey
Authorized Signatory/Director

Angarik Developers Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

BEETLES DEALCOM PVT. LTD.
Shombhu Choubey
Authorized Signatory / Director

Shallot Tradecom Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Salsify Commerce Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Salsify Vyapaar Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Salsify Vincom Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Navy Beans Dealcom Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Nettles Vintrade Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Nettles Dealtrade Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

Endive Vyapaar Pvt. Ltd.
Shombhu Choubey
Authorized Signatory / Director

NERINE VINCOM PVT. LTD.
Shombhu Choubey
Authorized Signatory / Director

ENDIVE TRADERS PVT. LTD.
Shombhu Choubey
Authorized Signatory / Director

NERINE VYAPAR PVT. LTD.
Shombhu Choubey
Authorized Signatory / Director

ENDIVE VINCOM PVT. LTD.
Shombhu Choubey
Authorized Signatory / Director

Navybeans Commerce Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Navybeans Oestrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

ABENTIS TIE UP PVT. LTD.
Shambhu Choubey
Authorized Signatory / Director

MERINE VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory / Director

Endive Dealcom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Beutle Tradecom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

ABENTIS VINIMAY PVT. LTD.
Shambhu Choubey
Authorized Signatory / Director

ENDIVE VINIMAY PVT. LTD.
Shambhu Choubey
Authorized Signatory / Director

Navybeans Traders Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Prise Tradecom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Antray Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Antray Realstate Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

ANTRAY VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory / Director

Arunabh Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory / Director

Ashtek Construction Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Ashtek Infrastructure Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Debasam Construction Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Debasam Dealcom Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Ganadhi Vintrade Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Jagsak Conclays Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Jagsak Developers Pvt. Ltd.
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JAGSAK REALTY PVT. LTD.
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Authorised Signatory / Director

DEBAJAM VANIYA PVT. LTD.
Shambhu Choubey
Authorised Signatory / Director

DEBAJAM VINCOM PVT. LTD.
Shambhu Choubey
Authorised Signatory / Director

JAGSAK VANIYA PVT. LTD.
Shambhu Choubey
Authorised Signatory / Director

JAGSAK VINCOM PVT. LTD.
Shambhu Choubey
Authorised Signatory / Director

Kalashcha Conclays Pvt. Ltd.
Shambhu Choubey
Authorised Signatory / Director

Kalashdha Construction Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Dealpoint Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Vanitya Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Vincora Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Rajmandla Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Rajmandla Construction Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ranchhor Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ritudhar Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ritudhar Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Swapno Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

W PUSHA-CHAM MERCHANTS PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

For Pushpadham Vyapaar Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

~~Deepesh Shoppers Pvt. Ltd.~~

~~Shambhu Chakraborty~~

Director

For Pushpadham Outlet Pvt. Ltd.

Shambhu Chakraborty

Authorized Signatory / Director

For Pushpadham Enterprises Pvt. Ltd.

Shambhu Chakraborty

Authorized Signatory / Director

For BAHUMULYA TRADING PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For BAHUMULYA VYAPAR PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For B.BUMULYA MERCHANTS PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For BABUMULYA DISTRIBUTORS PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For PUSHAPDHAM DEALERS PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For SHIVKRUPA NIRMAMAN PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

For Shivparivar Heights Pvt. Ltd.

Shambhu Chakraborty

Authorized Signatory / Director

For Shivrahi Residency Pvt. Ltd.

Shambhu Chakraborty

Authorized Signatory / Director

For SHIVMANI INFRA TECH PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

BEACHSMART REALTORS PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

GOLDENSIGHT NIRMAMAN PVT. LTD.

Shambhu Chakraborty

Authorized Signatory / Director

HEADFIRST NIRMAN PVT. LTD.

Shambhu Chatterjee
Authorized Signatory / Director

UNNATI BUILDERS PRIVATE LIMITED

Shambhu Chatterjee
Director / Authorized Signatory

UNNATI HIGHRISE PRIVATE LIMITED

Shambhu Chatterjee
Director / Authorized Signatory

YASODA ENCLAVE PRIVATE LIMITED

Shambhu Chatterjee
Director / Authorized Signatory

SIGNED AND DELIVERED by the
Within named DEVELOPER at Kolkata
in the presence of:

1. *Raghuwathi Ghose*
(Raghuwathi Ghose)
Advocate

2. *Abhijit Saha*
207, A.J.C. Bose Road,
Kolkata - 71

ARISTO INFRA DEVELOPERS
for ~~Swapno~~ Construction Pvt. Ltd.

Sanya V. Patra
Director
Partner

ARISTO INFRA DEVELOPERS
AVYAY COMMERCIAL INDUSTRIES PRIVATE LIMITED

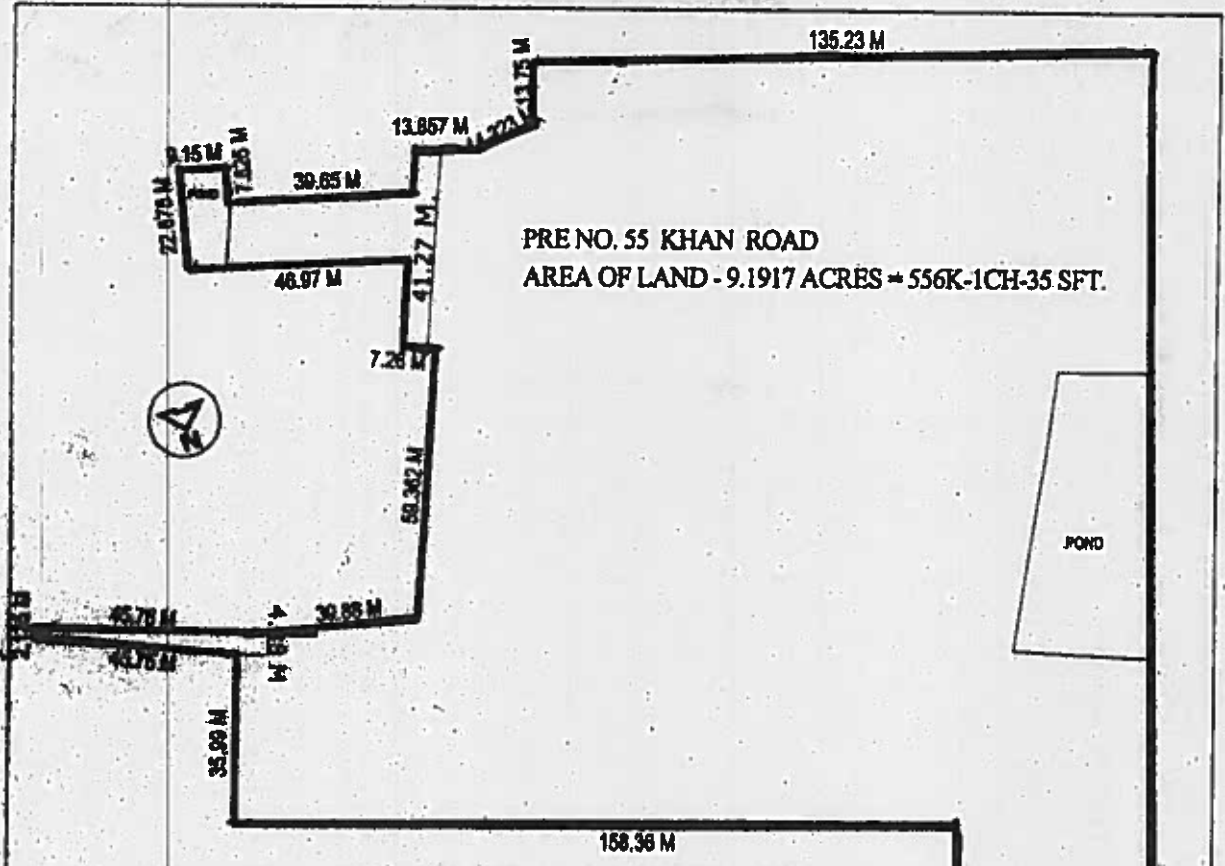
Prawal Tulsyan
(PRAWAL TULSYAN) Director
Partner

ARISTO INFRA DEVELOPERS
for SWAPNO VANIYA PVT. LTD.

Sushil Kumar Banthia
Director
Partner
(SUSHIL KUMAR BANTHIA)

Drafted by me.

Raghuwathi Ghose
(Raghuwathi Ghose)
Advocate
(High Court Calcutta)



PRE NO. 55 KHAN ROAD
 AREA OF LAND - 9.1917 ACRES = 556K-1CH-35 SFT.

SITE PLAN OF PRE NO. 55 KHAN ROAD, R.S. DAG NOS.- 1149, 1150, 1098, 1099, 1100, 1101, 1103, 1229, 1228, 1097/1228(P), 1094, 1226, 1139, 1137, 1227, 1136, 1138, 1142 & 1143, R.S. KHATTYAN NOS.- 795, 796, 797, 799, 800, 32, 33, 1669-1756, L.R. DAG NOS.- 897, 898, 900, 946, 947, 952, 953, 958, 959, 949, L.R. KHATTYAN NOS.- 4443, 4444, 4446, 4447, 4448, 4450, 4451, 4454, 4455, 4442, 4431, 4432, 4433, 4434, 4438, 4440, 4441, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4476, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4758, 4759, 4758, 4757, 4761, 4763, MOUZA- MANKUNDU, P.S. & MUNICIPALITY- BHADRESWAR, J.L.NO.-9, WARD NO.-1(NEW), DIST- HOOGHLY, WEST BENGAL.

AREA OF LAND - 9.1917 ACRES = 556K-1CH-35 SFT.

SCALE :- 1:1500

PROPERTY LINE SHOWN IN RED

ARISTO INFRA DEVELOPERS
 for Patang Construction Pvt. Ltd
Sanya V. Patang
 Director/Partner

Deepesh Shoppers Pvt. Ltd.
Shambhu Choubey
 Authorized Signatory/Director

Jagsak Realtors Pvt. Ltd.
Shambhu Choubey
 Authorized Signatory/Director

DEBAJAM REALTY PVT. LTD
Shambhu Choubey
 Authorized Signatory/Director

ARISTO INFRA DEVELOPERS
 for SWAPNO VANIYA PVT. LTD.
Sanjay
 Director/Partner

ARISTO INFRA DEVELOPERS
 AVYAY COMMERCIAL INDUSTRIES PRIVATE LIMITED
Sanjay
 Director/Partner

Artunabi Conclays Pvt. Ltd.
Shambhu Choubey
 Authorized Signatory/Director

TO MANKUNDU STN. 44.80 M TO DELHI ROAD

13.2 M. WIDE KHAN ROAD.

Patang

Angarik Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

LENTILS DEALCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

Shallot Tradecom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Salsify Commerce Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Salsify Vyapaar Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Salsify Vincom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Navy Beans Dealcom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Nettles Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Nettles Dealtrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Endive Vyapaar Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Endive Dealcom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Navybeans Commerce Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Navybeans Dealtrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

LENTILS TIE UP PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

NERINE VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

(ENDIVE DEALCOM PVT. LTD.)
Shambhu Choubey
Authorized Signatory/Director

Nettles Tradecom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

LENTILS VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

ENDIVE VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

Navybeans Traders Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Friss Tradecom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Antray Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Antray Realstate Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

ANTRAY VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

Arunabh Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ashtek Construction Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ashtek Infrafirm Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Debajam Construction Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Debajam Dealcom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Ganadhi Vintrade Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Jagsak Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Jagsak Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

JAGSAK REALTY PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

DEBAJAM VANIYA PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

DEBAJAM VINCOM PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

JAGSAK VANIYA PVT. LTD.
Shambhu Choubey
Authorized Signatory/Director

(JAGSAK VINCOM PVT. LTD.)
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Conclave Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Construction Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Developers Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Dealcom Pvt. Ltd.
Shambhu Choubey
Authorized Signatory/Director

Kalashdha Vanijya Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Kalashdha Vincom Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Kalashdha Vintrade Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Rajnandita Conclave Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Rajnandita Construction Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Ranchhor Vintrade Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Ritudhar Conclave Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Ritudhar Vintrade Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

Swapno Vintrade Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR PUSHPADHAM MERCHANTS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

For Pushpadham Vyapaar Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

For Pushpadham Distributors Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

For Pushpadham Enterprises Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

For BAHUMULYA TRADING PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

For BAHUMULYA VYAPAAR PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR BAHUMULYA MERCHANTS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR BAHUMULYA DISTRIBUTORS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR PUSHPADHAM DEALERS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR SHIVKRIPA NIRMAMAN PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

For Shivpariwar Heights Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

For Shivroshi Residency Pvt. Ltd.

Shambhu Chakrabarty
Authorized Signatory/Director

FOR SHIVMANI INFRA TECH PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

BEACHSMART REALTORS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

GOLDENSIGHT NIRMAMAN PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

HEADFIRST NIRMAMAN PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

UNNATI BUILDERS PRIVATE LIMITED

Shambhu Chakrabarty
Director / Authorized Signatory

UNNATI HIGHRISE PRIVATE LIMITED

Shambhu Chakrabarty
Director / Authorized Signatory

YASODA ENCLAVE PRIVATE LIMITED

Shambhu Chakrabarty
Director / Authorized Signatory

ENDIVE TRADERS PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

NERINE VYAPAAR PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director

ENDIVE VINCOM PVT. LTD.

Shambhu Chakrabarty
Authorized Signatory/Director



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)


On 21/01/2015

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

Presented for registration at 16.25 hrs on :21/01/2015, at the Private residence by Saumya Vardhan Patodia , one of the Claimants.

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

Execution is admitted on 21/01/2015 by


Additional Registrar of Assurance - III

Kolkata (Sanatan Malty)

ADDITIONAL REGISTRAR OF ASSURANCE-III

27/01/2015 14:21:00

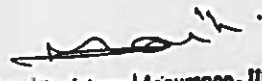
Endorsement Page 1 of 8



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

1. Shambhu Choubey
Dir./ Authorised Signatory, Deepesh Shoppers Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Jagsak Realtors Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Debajam Realty Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Arunabh Conclave Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Angarik Developers Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Lentils Dealcom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
Dir./ Authorised Signatory, Shallot Tradecom Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Salsify Commerce Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Salsify Vyapaar Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Salsify Vincom Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Navy Beans Dealcom Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Nettles Vinitrade Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Nettles Dealtrade Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.
Dir./ Authorised Signatory, Endive Vyapaar Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.


Additional Registrar of Assurance - III
Kolkata

27 JAN 2015 (Sanatan Malty)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Endorsement Page 2 of 8



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

Dir./ Authorised Signatory, Nerine Vinimay Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Endive Traders Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Nerine Vyapar Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Endive Vincom Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Navy Beans Commerce Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Navy Beans Dealtrade Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Lentils Tie-up Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Nerine Vincom Private Limited, 207 A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Endive Dealcom Private Limited, 1/1 A, Mahendra Roy Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700046.

Dir./ Authorised Signatory, Lentils Tradecom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Lentils Vinimay Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Endive Vinimay Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Navy Beans Traders Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Frisee Tradecom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Antray Conclave Private Limited, 133, Canning St., Kolkata, District:-,

(Signature)
Additional Registrar of Assurance - III
Kolkata

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Emp. No. 1421 Page 3 of 8

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Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Antray Realestate Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Antray Vincom Private Limited, 133, Canning St., Kolkata, District:-, WEST
BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Arunabh Developers Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ashtek Construction Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ashtek Infranirman Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Debajam Construction Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Debajam Dealcom Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ganadhi Vintrade Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Jagsak Conclave Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Jagsak Developers Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Jagsak Realty Private Limited, 133, Canning St., Kolkata, District:-, WEST
BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Debajam Vanliya Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Debajam Vincom Private Limited, 133, Canning St., Kolkata, District:-,
WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Jagsak Vanliya Private Limited, 133, Canning St., Kolkata, District:-, WEST
BENGAL, India, Pin :-700001.


Additional Registrar of Assurance - III
Kolkata

27 JAN 2015 (Anantan Maitly)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Endorsement Page 4 of 8

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Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

Dir./ Authorised Signatory, Jagsak Vincom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Conclave Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Construction Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Developers Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Dealcom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Vanijya Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Vincom Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Kalashdha Vintrade Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Rajnandita Conclave Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Rajnandita Construction Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ranchhor Vintrade Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ritudhar Conclave Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Ritudhar Vintrade Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Swapno Vintrade Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.


Additional Registrar of Assurance - III
Kolkata

27 JAN 2015 (Sanatan Maitly)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Endorsement Page 5 of 8

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Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

Dir./ Authorised Signatory, Pushapdham Merchants Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Pushapdham Vyapaar Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Pushapdham Distributors Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Pushapdham Enterprises Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Bahumulya Trading Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Bahumulya Vyapaar Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Bahumulya Merchants Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Bahumulya Distributors Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Pushapdham Dealers Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Shivkripa Nirmaan Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Shivpariwar Heights Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Shivrashi Residency Private Limited, 133, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Shivmani Infratech Private Limited, 115, Canning St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Reachsmart Realtors Private Limited, 7, Swallow Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Goldensight Nirman Private Limited, 7, Swallow Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Sanatan Maitly
Additional Registrar of Assurance - III

Kolkata (Sanatan Maitly)

ADDITIONAL REGISTRAR OF ASSURANCE-III



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)

WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Headfirst Nirman Private Limited, 7, Swallow Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Dir./ Authorised Signatory, Unnati Builders Private Limited, 207, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Unnati Hlghrise Private Limited, 207, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Dir./ Authorised Signatory, Yasoda Enclave Private Limited, 207, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

2. Saumya Vardhan Patodia

Partner, Aristo Infra Developers For Patcrop Construction Private Limited, 207, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

3. Prawal Tulsyan

Partner, Aristo Infra Developers For Avyay Commercial Industries Private Limited, 5 A, Robinson St., Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

4. Sushli Kumar Banthia

Partner, Aristo Infra Developers For Swapno Vanllya Private Limited, 2 B, Grant Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700012.

, By Profession : Others

Identified By Ranajit Kundu, son of Lt. Chlitaranjan Kundu, 10, Old Post Office St., Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Others.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 22/01/2015

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.-31,55,64,348/-

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as: Impresive Rs.- 500/-

(Signature)
Additional Registrar of Assurance - III
Kolkata

(Sanatan Maly)
ADDITIONAL REGISTRAR OF ASSURANCE-III

27/01/2015 14:21:00

27 JAN 2015
Endorsement Page 7 of 8



**Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 00213 of 2015
(Serial No. 00649 of 2015 and Query No. 1903L000000836 of 2015)**

**(Sanatan Malty)
ADDITIONAL REGISTRAR OF ASSURANCE-III**

On 27/01/2015

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 359574/- is paid , by the draft number 570219, Draft Date 20/01/2015, Bank Name State Bank of
India, LA MARTINIÈRE, received on 27/01/2015

(Under Article : B = 359469/- , E = 21/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 27/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 75021/- is paid , by the draft number 570220, Draft Date 20/01/2015, Bank :
State Bank of India, LA MARTINIÈRE, received on 27/01/2015

**(Sanatan Malty)
ADDITIONAL REGISTRAR OF ASSURANCE-III**


Additional Registrar of Assurance - III
Kolkata

**(Sanatan Malty)
ADDITIONAL REGISTRAR OF ASSURANCE-III**

27/01/2015 14:21:00

Endorsement Page 8 of 8

SPECIMEN FORM FOR TEN FINGERPRINTS



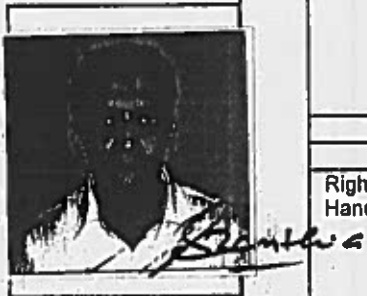
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

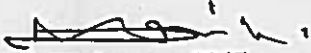


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4224 to 4290
being No 00213 for the year 2015.




(Sanatan Maitty) 28-January-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

.....
DATED THIS 23RD DAY OF SEPTEMBER, 2014
.....

BETWEEN

DEEPESH SHOPPERS PRIVATE LIMITED &
ORS.
..... OWNERS

- AND -

ARISTO INFRA DEVELOPERS
..... DEVELOPER

DEVELOPMENT AGREEMENT

R.N. GHOSE & ASSOCIATES,
ADVOCATES,
10, OLD POST OFFICE STREET,
FIRST FLOOR, ROOM NO.36A,
KOLKATA - 700 001.