

02727 VC-786/13 1-03157/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 910847

Handwritten notes on the left margin: '14/03/13' and '1-03157/13'.

Provided that the amount is admitted in  
payment of the signature sheets and  
the amount mentioned is attached with the  
document by the use of this document.

District Sub-Registrar  
Alipore, South 24-parganas

**AGREEMENT FOR DEVELOPMENT**

THIS AGREEMENT FOR DEVELOPMENT made this the 14th day of  
MARCH 2013

131553 14 MAR 2015

*[Signature]*  
(ANUJ SARKAR)



Shivshakti Viscorn Pvt. Ltd.

*[Signature]*  
Director

Bhagwati Viscorn Pvt. Ltd.

*[Signature]*  
Director

FOR TRANCE TRADING PVT. LTD.

*[Signature]*  
Director



Sand Corporation Advisory Pvt. Ltd.

*[Signature]*  
Director

Century Composites Pvt. Ltd.

*[Signature]*  
Director

Andhra Commercial Pvt. Ltd.

*[Signature]*  
Director

FOR VISHVAKARSHAN MACHINERY LTD.

*[Signature]*  
Director

FOR SURESH REALTY PVT. LTD.

*[Signature]*  
Director

Amrapur Pvt. Ltd.

*[Signature]*  
Director

For Del. Director, P. India Limited

*[Signature]*  
Director

JAYUN GORNA Director



District Sub-Registrar-III  
Alipore, South 24 Parganas

14 MAR 2015

BUMDHI COMPLEX PVT. LTD.

*[Signature]*  
Director



VETI-1957

FOR TRADE MARK PVT. LTD.

*[Signature]*  
Director

*[Signature]*



VETI-1951

FOR TRADE MARK PVT. LTD.

*[Signature]*  
Director



VETI-1954

BUMDHI COMPLEX PVT. LTD.

*[Signature]*  
Director

*[Signature]*



VETI-1952

SEEN HEALTH VENTURES PVT. LTD.

*[Signature]*  
Director



VETI-1953

SEEN HEALTH VENTURES PVT. LTD.

*[Signature]*  
Director



*[Signature]*  
District Sub-Registrar-III  
4/1/1956, South 24 Parganas

14 MAR 2019

Archive file  
S/O Anwar NATE In.  
7, S.L. Nishan Road,  
West - 700 013.

D. It is also recorded that by a Partition Award dated 19<sup>th</sup> January, 2012 between the First Group of Owners and with the Predecessors of Second Group of Owners along with the Developer as one of the co-owners in respect of the said entire premises, the area belonging to M/s Utsav Developers (P) Ltd. was declared to be 9 Coras 9 Chitraks 8 sq.ft. along with right in common passage and the same was partitioned and demarcated out of the premises No. 51A Central Circular Road more fully described in Part V of the Second Schedule and the rest of the co-owners remain undivided. However, the said Utsav Developers (P) Ltd. has also signified its desire to join the development program and have thus been added as party in the instant agreement and jointly addressed as First Group of Owners.

E. It was found that the some portion of the said premises were occupied by unauthorized persons, but subsequently under the development programme the Developer has got the said unauthorized persons vacated and at present the said premises hereto is free from all encumbrances, dependance, trust, debtors, howsoever, whatsoever and in the vacant and peaceful possession of the Developer, all the other co-owners having handed over possession thereof to the Developer.

F. The entirety of the said premises described under the Second Schedule hereto amounting 151 Coras 10 Chitraks 8 Sq.ft. more or less is a contiguous piece and parcel of land and capable of being amalgamated into a single premises and also capable of development by that of construction of a High Rise Tower with various facilities, amenities, apartments, spaces and car parking areas and the Developer has already proceeded with such development programme in respect of the said entire premises described under the Second Schedule hereto and the title of the Owners is free clear and marketable.

G. The parties are desirous of recording their agreed terms as contained hereafter.

**NOW THIS AGREEMENT WITNESSETH as follows:-**

1. **DEFINITIONS** under this agreement:-
  - 1.1. **DEVELOPER** shall mean the aforesaid Developer and shall include its successors-in-interest and/or assigns.
  - 1.2. **OWNERS** shall mean the aforesaid First Group and the aforesaid Second Group of Owners collectively of the said premises collectively herein called the **OWNERS** and include their successor - in - interest and/or assigns.
  - 1.3. **ENTIRETY OF THE SAID PREMISES/SAID PREMISES** shall mean All That the pieces and parcels of land amounting 151 Coras 10 Chitraks 8 Sq.ft. more or less described under the Second Schedule hereto, being the subject matter of this Development Agreement, situate in respect of Municipal Premises Nos. 51A, 53, 47 and 50 Cora

Circular Road, Kolkata - 700 051 within the municipal limits of the Kolkata Municipal Corporation, Ward No. 31, P.S. Panchbagan and more specifically and respectively described under Parts-I, II, III, IV and V of the **SECOND SCHEDULE** hereunder written.

- 1.4. **AMALGAMATED PREMISES** shall mean the amalgamated Premises resulting from the amalgamation of the entirety of the said Premises and/or so much substantial and contiguous portions of it as is capable of amalgamation under the RMC assessment Rules and situated in the names of the present Owners.
- 1.5. **LAND** shall mean the land comprised in the Said Amalgamated as also in the entirety of the Said Premises.
- 1.6. **SANCTIONED PLAN** shall mean the plan to be prepared after approval of the Owners and sanctioned by the Developer from the concerned municipal corporation in respect of the Said Amalgamated Premises for residential-non-commercial use and shall include any modifications and/or revisions and/or amendments thereof.
- 1.7. **COMPLEX** shall mean the entirety of the Said Premises including the Amalgamated Premises for which best planning and construction will be laid out by the Developer in terms hereof. The Developer will be entitled to utilize the portions of land not amalgamated for laying down any facility or amenities as a part of the Complex.
- 1.8. **BUILDING** shall mean the new constructions or building and/or blocks of buildings to be erected by the Developer on the Said Amalgamated Premises in terms of the sanctioned plan in pursuance of this agreement, including all the service and utility areas open and covered land.
- 1.9. **DEVELOPMENT PROGRAMME** shall mean the process of sanction of Plan, demolition of structures, construction of the building/ new buildings laying out of facilities and amenities including paths, passages, land-scapes, flowerbeds in respect of the Complex provided that the Developer will be entitled to achieve the same within 18 months from sanction of plan and the scheme of which shall be provided by the Developer to the Owners within 30 days of the sanction of the plan for approval. If the Owners provide any suggestions, the Developer shall consider the same.
- 1.10. **BUILT UP AREA** shall mean the built up plinth area of any floor or unit including the thickness of internal walls and partitions and also including the thickness of the entire wall if it is exclusively surrounding the unit and 50% thereof wherever it is shared in common with any other units and together with proportionate share of the staircase and lift.
- 1.11. **PROPORTIONATE** shall mean the proportion or ratio which any particular built up area or unit bears to the total built up area with

reference to the common parts, portions, services and maintenance area or facilities and benefits of the said building or the land comprised in the Said Premises.

- 1.12. **COMMON PARTS AND AMENITIES** shall mean all the common parts and portions including the facilities and benefits and intended to be used and enjoyed in common by the unit holders of the Complex for the beneficial use and enjoyment of the different units as may be decided by the Developer.
- 1.13. **COMMON EXPENSES** shall mean the costs and expenses of installation, running and maintaining the common amenities of the said complex for the upkeep maintenance improvement and of the same as may be decided and/or assured by the Developer.
- 1.14. **SPECIFICATIONS** shall mean the specifications according to which the construction shall be carried out of the Building at the Said Premises and morefully described in Third Schedule hereunder.
- 1.15. **UNIT** shall mean the part or portions of the building as are capable of being held used and enjoyed independently.
- 1.16. **UNIT HOLDER** shall mean a person, persons or party entitled to use and enjoy any unit or units for the time being whether conveyance has been made or not.
- 1.17. **SINGULAR** shall include the plural and vice versa.
- 1.18. **OWNER'S ALLOCATION** shall mean 54% (percent) of the total Complex including of the Building or Blocks of Buildings to be erected upon or in respect of the Complex less the areas to be surrendered to the Developer in terms hereof including similar undivided proportionate share in the land common parts and facilities at the said Complex. The said 54% shall be divided into two parts in the following manner and ratio:  
 (a) First Group of Owners - 44%  
 (b) Second Group of Owners- 10 %)
- 1.20. **DEVELOPER'S ALLOCATION** shall mean the rest and remaining 46% of the total complex including of the Building or Blocks of Buildings to erected in respect of the Complex together with 46% undivided share in the land and common parts facilities and amenities other than Owner's Allocation. In addition thereto an additional 25,000 sq.ft. covered area out of the aforesaid Owners allocations of the First Group of Owners, shall be allocated in favour of the Developer in lieu of expenses incurred by the Developer for eviction of unauthorized occupants from the First Schedule Land.
2. The Owners collectively appoint the developer as the Developer of the said entire land and/or so much portion of it as may be capable of development by dint of sanction of plan for residential/commercial,

residential cum commercial complex on the basis of the sharing of the area comprising, open/ covered spaces/units car parking and all other spaces in the given percentages of the respective allocations of the Owners and the Developer.

8. The Developer shall be entitled to develop the entirety of the said premises described under the Second Schedule and/or so much portions of it as is capable of development by date of amalgamation of various contiguous premises and/or portion thereof and upon the said amalgamated premises being fully vacated of all kinds of occupants and/or trespassers comprising of a residential cum commercial complex, the First Group of Owners will be responsible for carrying out upto date mutation, payment of arrears of municipal tax, amalgamation, vacating of the occupants and trespassers, obtaining of the no objection under the Urban Land Ceiling & Regulation Act, removing all the encumbrances at their cost. The cost of sanction of plan, construction including laying out of common facilities and amenities will be borne by the Developer.
9. It is recorded that ~~on the date of~~<sup>after</sup> the execution of this agreement the Developer has paid to the First Group of Owners an interest free fully refundable security deposit of a sum of Rs. 5,00,00,000/- (Rupees Five Crores) and each entirety of the security deposit shall be held by the First Group of Owners. The Developer will have the option of requesting the First Group of Owners to refund the said security deposit by giving 45 days notice of refund to the First Group of Owners from the date of official launch of the project post sanction of building plan and the First Group of Owners shall refund the same unless otherwise agreed between the parties.
10. The Owners declare and confirm that there is a marketable title of the entirety of the said premises and/or in respect of the amalgamated premises or in respect of so much portions of it as is selected by the Developer for development by date of amalgamation or otherwise as stated above. Such marketable title is free from all encumbrances, liens, charges, mortgage, trust, debt, tax, liabilities, acquisition, requisition, alignment, howsoever, whatsoever.
11. In case the Developer is required to incur any costs, charges or expenses towards removing any encumbrance or defect in title or possession towards arrears of municipal dues or land revenue or towards amalgamation or for obtaining the clearance certificate from the various authorities apart from the cost of executing, all such costs, charges and expenses incurred by the Developer for and on behalf of and on account of the Owners shall also be reimbursed by the First Group of Owners by date of paying for such cost or attending to the Owners' allotment in the extent required as aforesaid at the said aforesaid rate.
12. For the purpose of giving effect to the Development Programme, the Owners hereby undertake to execute and register one or more power of

attorney(s) in favour of the Developer or its Directors or its nominees as and when required by the Developer and all such power of attorney shall remain irrevocable. The Owners shall also execute and register power of attorney in favour of the Developer or its nominees for the purpose of sanction of plan, related activities and also for the purpose of entering into agreements for sale or transfer of Developer allocation or any part thereof and in case of phase-wise construction for executing and registering the conveyance in favour of the intending purchaser or transferee of Developers Allocation out of particular phase for which the Owners allocation has already been delivered by the Developer to the Owners without waiting for completion of the complex.

8. The duties and obligations of the First Group of Owners shall include as follows:-
- i) To make the payment of all the arrears of land revenue, property tax including interest and penalty till the date of this agreement;
  - ii) To carry out the upto date mutation in respect of the entirety of the said premises at the cost of the First Group of Owners and also to obtain the Clearance Certificate under the Urban Land Ceiling and Regulation Act, 1976 at the cost of the First Group of Owners;
  - iii) To carry out amalgamation of the entirety of the said premises and/or so much of the same as is capable of amalgamation at their own cost;
  - iv) To pay and clear all the tax liability as applicable and keep developer indemnify with the same;
  - v) To put signatures and execute and register all the applications, deeds, documents, boundary declaration as may be required in the matter of obtaining of the various no objection, clearance from various authorities including sanction of plan and related activities;
  - vi) To execute and deliver registered and unregistered power of attorney in favour of the Developer, its Director or nominee as stated aforesaid and to keep such power of attorney subsisting;
  - vii) To consent in the transfer of required portion of the First Group of Owners allocation to the Developer in mitigation and/or reimbursement of the various costs, charges and expenses and the security deposit paid or incurred by the Developer as aforesaid, in accordance with this agreement;
  - viii) To execute and register the conveyance in respect of the Developer allocation, as and when such time rises;
  - ix) To fully co-operate with the Developer in the matter of obtaining all sanctions and clearances and carrying out and completing the Complex.
8. The duties and obligations of the Second Group of Owners shall include as follows:
- i) To put signatures and execute and register all the applications, deeds, documents, boundary declaration as may be required in the matter of obtaining of the various no objection, clearance from various authorities including sanction of plan and related activities;



- ii) To execute and deliver registered and un-registered power of attorney in favour of the Developer, its Director or nominee as stated above and to keep such power of attorney subsisting;
- iii) To execute and register the conveyance in respect of the Developer allocation, as and when such time rises.
- iv) To fully co-operate with the Developer in the matter of obtaining all sanctions and clearances and carrying out and completing the complex.
- v) To pay and clear all the tax liability as applicable and keep developer indemnify with the same.

9. The duties and obligations of the Developer shall include as follows:

- i) With the execution of this development agreement, the Developer shall be entitled to put its security guard and to display the signboard of this proposed complex and/or project;
- ii) To have the plan sanctioned at its own cost in respect of the said premises including to have modified and/or altered provided if any modification is at the specific request of the First Group of Owners, the cost of such additional modification will be borne by the First Group of Owners in respect of First Group of Owners' allocation;
- iii) To construct, erect and commission the Complex including building and/or blocks of building and by laying the infrastructure and common amenities and facilities in terms of the sanctioned plan and to complete the same and to hand over the Owners' allocation in phases as specified in the instant agreement;
- iv) To incur all the costs and expenses for obtaining all other clearances and for sanction, construction and completion of the Development Programme;
- v) To keep the Owners absolved of any liability or obligation on account of and related to labour expenses or violation of building rules, consequences of any complaint relating to the quality of the buildings etc.;
- vi) To arrange for security guards;
- vii) To comply with Statutory Norms in relation to fire detection and prevention;
- viii) To complete the complex within the stipulated period of 48 months from the date of sanction of plan.
- ix) To name the project "Evesen Heights, a joint development by the Developer Company and Eden City Group". Such name shall be displayed on the site and in all advertisements, brochures, pamphlets, press releases made by the Developer.

10. The Developer and the Owners will be entitled to enter into agreement for sale of their respective allocations.

11.1 The consideration for the Owners to allow the Developer commercial exploitation of the said entirety of the premises with absolute right to the Developer to sell, transfer, hold, utilize, convey the Developer allocation is delivery of Owners allocation as stipulated under this agreement constructed at the cost of the Developer and as per the Specifications as per the Development Program.

- 11.2 It is also hereby agreed and clarified that in case the entirety of the said premises is not capable of amalgamation, the Developer shall be entitled to utilize the portion not amalgamated out of Developer Allocation as may be found necessary or considered fit by the Developer for the purpose of laying out any common facility or amenity, paths, passages, landscapes etc. for the purpose of and towards the complex and/or development programme.
- 11.3 The Developer shall carry out the development strictly as per the Development Programme.
- 11.4 Subject to Force Majeure, the Developer shall complete the development programme within 48 months from the date of sanction of plan. The Developer shall be entitled to a grace period of 6 months from the said period of 48 months.
- 11.5 The Complex will be completed in terms of the Sanctioned Plan also in terms of the Specifications.
- 11.6 The Developer will be entitled to obtain the working capital loan at the cost and risk of the Developer from an approved bank or financial institution by creating a lien over the Developer Allocation for which, if required, the Owners will give consent. The refund of such loan shall entirely be the responsibility of the Developer without casting any liability or obligation upon the Owners.
- 11.7 The Developer will also be entitled to have the project approved by home loan granting institution to the intent that any prospective or intending purchaser will be entitled to obtain the home loan from any approved financial government or non-government banking institution.
12. The Developer will be entitled to enter into agreements for sale of the areas or parts thereof, comprising the Developer's Allocation with the prospective and intending purchasers and to receive and appropriate the consideration thereon. Similarly, the Owners will also be entitled to enter into agreements for sale of their areas without any objection from the Developer. The Owners shall not be held liable for sale of the Developer's Allocation by the Developer in any manner whatsoever save the obligation to execute and register the conveyances. It is made clear that only after making over full physical possession of the Owners' Allocation, the Developer shall make over physical possession and/or execute the conveyances to the others in respect of the Developer's Allocation. However, the Owners shall thereupon execute and register the conveyances pertaining to Developer's Allocation.
- 12.1 All such sale agreements would be identical.
- 12.2 After delivery of Owners Allocation, the Developer shall be entitled to execute and register the sale deeds in respect of the Developer's Allocation or any part or portion thereof together with undivided

proportional share in the land and in the common parts and portions in favour of the prospective purchasers in the constituted attorney of the Owners. All sale deeds or conveyance deeds shall also be in the format of standard deed approved by both the parties.

- 12.3 The Owners and the Developer shall keep each other absolved, harmless and indemnified against each demand or expense which was to the account of the other party hereto.
- 12.4 Until separate assessment is made of each unit or saleable area, the Owners and the Developer hereby agree that they and/or their respective nominees would bear the municipal rates on proportionate basis.
13. The Owners and the Developer and/or their respective nominees would comply with and abide by the rules and regulations framed solely and by the association upon formation of such association for the maintenance and upkeep of common areas, compounds, beautification, common benefits, facilities, lighting, security etc. and the Owners and the Developer make it a condition that their respective nominees to so abide as an essential term of the purchase of any unit or saleable area.
- 13.1 The respective users and occupants of the respective units of saleable areas would be liable to observe and comply with such restrictions pertaining to the use and enjoyment of the new building as are necessary for the common good and common enjoyment and shall be liable not to cause any annoyance or inconvenience to the other users and occupants.
14. Immediately after the building is complete or even before the completion of the complex or any time that it may be found convenient, an association of the unit holders will be formed. Such association shall be formed for the purpose of looking after the maintenance/ upkeep of the building and the said premises and for collection and disbursement of the maintenance charges and other surcharges in respect of the building and the Said Premises.
- 14.1 Upon formation of such association, its work of maintenance collection and disbursement, will be taken over by the association.
- 14.2 Formation and preparing of the rules by-laws and regulations of such association will be done jointly.
- 14.3 Nothing contained in this agreement shall amount to default in case the party defaulting is prevented by reason totally beyond its control in performing and observing the obligations hereunder and/or force majeure.
15. The disputes and/or differences between the parties, including but not limited to the interpretation of the instant agreement, shall be referred to the arbitration in accordance with Arbitration and Conciliation Act, 1996 or any statutory modification thereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO:****Part - I****(Premises No. 51A, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 13 Cottaks 9 Chittaks and 27 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P.S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**Part - II****(Premises No. 53, Canal Circular Road)**

All that piece and parcel of land measuring 1 Bigha 11 Cottaks 3 Chittaks and 20 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 53 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**Part - III****(Premises No. 47, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 17 Cottaks 2 Chittaks be the same a little more or less being Kolkata Municipal Premises No. 47 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**Part - IV****(Premises No. 59, Canal Circular Road)**

All that piece and parcel of land measuring 38 Cottaks 9 Chittaks and 10 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 59 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**THE SECOND SCHEDULE ABOVE REFERRED TO:****Part - I****(Portion of Premises No. 51A, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 10 Cottaks and 10 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**Part - II****(Premises No. 53, Canal Circular Road)**

All that piece and parcel of land measuring 1 Bigha 1 Cottaks 3 Chittaks and 20 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 53 Canal Circular Road, P.S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 051.

**Part - III****(Premises No. 47, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 17 Cottaks 2 Chittaks be the same a little more or less being Kolkata Municipal Premises No. 47 Canal Circular Road, P.S. formerly Beliaghata at present Phool Bagan,

within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

Part - IV

(Premises No. 80, Canal Circular Road)

All that piece and parcel of land measuring 93 Cottahs 9 Chittacks and 49 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 80 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

PART V

(Portion of Premises No. 31A, Canal Circular Road)

All that piece and parcel of land measuring 9 Cottahs 8 Chittacks and 8 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 31 A Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054. The entirety of the above five contiguous premises are butted and bounded in the following manner, that is to say -

Total land admeasuring 151 Cottahs 10 Chittacks 8 sq.ft. of land together with the shed, dwelling houses, out houses etc. admeasuring 40,000 sq.ft. covered area,

ON THE NORTH: Part of Premises No. 46/2, Canal Circular Road and Land of Coast Guard.

ON THE SOUTH: Part of premises no. 58, Canal Circular Road, Apollo Hospital and 15' (feet) wide passage.

ON THE EAST: Part of Canal Circular Road and Apollo Hospital.

ON THE WEST: 32' (feet) wide common passage.

OR HOWSOEVER OTHERWISE THE SAME IS BUTTED AND BOUNDED KNOWN AND NUMBERED.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**SPECIFICATIONS**

**PART I**

**Club**

1. Fully-equipped Gym with Steam Sauna
2. Games Room
3. Pool Room
4. Swimming Pool
5. Cards Room
6. Fully landscaped Terrace Garden
7. Children's Play Area

**Other Amenities**

1. Multi Level Car park
2. Drop-off Plaza
3. Fire Fighting Arrangement as per Fire Norms

**Lobby**

1. Air conditioned Security / Reception Area
2. Air conditioned Visitors and Lounge Area

**PART II**

Flooring:	Imported Premium Quality Italian Marble / Premium Vitrified Tiles in Living/Dining and Bedrooms, CP Bedroom to have Wooden Flooring. Anti-skid premium quality ceramic/vitrified tiles: Kitchen & Toilet Ceramic Tiles in Maid's Room.
Toilets:	Premium quality Ceramic Tiles on the Dado upto Height, superior quality Sanitaryware/Counter top basin and CP fittings shower cubicle in Master Toilet Provision for geysers in all toilets Concealed sanitary and plumbing works
Kitchen:	Modular Kitchen with Granite Countertop with provision for upgradation, Dado of Premium Quality Ceramic tiles upto 2' height from the Master Stainless Steel sink with Drain board Provision for Chimney
Wash	Provision for Washing Machine, Provision for Geyser
Windows:	Fully Glazed Powder Coated Aluminium/UP windows
Wall Finish:	Interior Wall Putty, Exterior Textured/Acrylic paint Exterior Tiles and other Elevational Elements
Wiring:	Concealed Fire Resistant Low Smoke wiring for electricity, telephone and television and Fiber Optic Line for Broadband Connection
Generators:	Backup Common areas, services and apartments chargeable to party Buyers. (at an extra charge)
Electrical:	Provision for adequate light and fan points, Provision for TV and Telephone lines in all bedrooms or Living/Dining, Premium Quality Modular Switches Adequate 0/16 Amp points in all areas.
Elevators:	High Speed Lifts minimum 2 meter per second or adequate Service and Smelter Lifts
Doors:	Door Frame Made of Teak Wood, Jamb Panel Work entrance door premium quality doors brass/stainless steel locks and hinges.
Security:	Intrusion Facility and Video Security Surveillance entrance of each flat.

Note: All specifications are subject to the approval of the architect to conform with the high rise norms.

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

EXECUTED AND DELIVERED  
by the FIRST GROUP OF OWNERS  
at Kolkata in the presence of:

*Chandan Singh*

Signature  
Director

Signature  
Director

EXECUTED AND DELIVERED  
by the SECOND GROUP OF OWNERS  
at Kolkata in the presence of:

*Chandan Singh*

FOR TEASER TRADELINE PVT. LTD.  
Signature  
Director

Shivshakti Ventures Pvt. Ltd.  
Signature  
Director

Signature  
Director

Semi Commercial Complex Pvt. Ltd.  
Signature  
Director

Century Commercial Pvt. Ltd.  
Signature  
Director

Signature  
Director

VISHAKHAKHIA MATHEW PVT. LTD.  
Signature  
Director

FOR SUNSHI REALTY PVT. LTD.  
Signature  
Director

Signature  
Director

Signature  
Director

SUNSHI COMPLEX (P) LTD.  
Signature  
Director

FOR TEASER TRADELINE PVT. LTD.  
Signature  
Director

Signature  
Director












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

*Chandan Singh*












SUNSHI COMPLEX (P) LTD.  
Signature  
Director

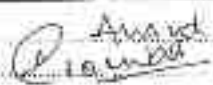















		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name: \_\_\_\_\_  
 Signature:  \_\_\_\_\_

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name: August Garcia  
 Signature:  \_\_\_\_\_

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name: \_\_\_\_\_  
 Signature:  \_\_\_\_\_

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PHOTO	left hand					
	right hand					

Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03157 of 2013  
(Serial No. 02727 of 2013 and Query No. L000005672 of 2013)

On 14/03/2013

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

Presented for registration at 14:00 hrs. on 14/03/2013, at the Private residence by Anil Ghosh, one of the Executors.

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

Execution is admitted on 14/03/2013 by

1. Anil Ghosh

Director: Anvishakti Vincon Pvt. Ltd. Pan No- Aastk 3744f, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District:-South 24-Parganas, WEST BENGAL, India, Pin- 700055.

Director: Bhagwan Vinay Pvt. Ltd. Pan No- Aastk 2854m, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District:-South 24-Parganas, WEST BENGAL, India, Pin- 700055.

Director: Triens TradeInk Pvt. Ltd. Pan No- Aastk 8585f, Block- G, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District:-South 24-Parganas, WEST BENGAL, India, Pin- 700055

By Permission: Others



*(Signature)*  
District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

01/04/2013 13:48:00

EndorsementPage 1 of 4



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03157 of 2013  
(Serial No. 02727 of 2013 and Query No. L000005672 of 2013)

2. Venkatesh Goenka  
Director, Sarda Construction Advisory Pvt. Ltd. Pan No- Aapcs 6588, Block- C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Century Commercial Pvt. Ltd. Pan No- Aapcs 6090h, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Sudama Commercial Pvt. Ltd. Pan No- Aapcs 1356h, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Vishwakarma Maroon Pvt. Ltd. Pan No- Andra 7425j, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Sundhi Realty Pvt. Ltd. Pan No- Aapcs 4837i, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Jansampark Virtwa Pvt. Ltd. Pan No- Andra 5187j, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Sri Deemari Pvt. Ltd. Pan No- Aapcs 5485o, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
Director, Sundhi Complex Pvt. Ltd. Pan No- Aapcs 0150q, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
By Profession : Chartered Accountant
3. Sri Arant Goenka  
Director, Triance Realcom Pvt. Ltd. Pan No- Aapcs 8566j, Block- C, 120, Bangur Avenue, Kolkata, Thana- Lake Town, District- South 24-Parganas, WEST BENGAL, India, Pin - 700055.  
By Profession : Business
4. Sri Aparna Mahapatra  
Director, Supersoft Vincem Pvt. Ltd. Pan No- Aapcs 1770 A, Sec- 1, B D-20, Salt Lake City, Kolkata, Thana- S-dhannagar ( North), District- North 24-Parganas, WEST BENGAL, India, Pin - 700094.  
By Profession : Business
5. Sanatidharani Bhal  
Director, Uday Developers (p) Ltd. Pan No- Aapcs 6575i, National Court Building, 13 Loudon Street, Flat No 3rd Floor, Kolkata, Thana- Alipha, District- South 24 Parganas, WEST BENGAL, India, Pin - 700027.  
By Profession : Business



  
District Sub-Registrar-III  
Alipha, South 24-Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District-South 24-Parganas

Endorsement For Deed Number / I - 03157 of 2013  
(Serial No. 02727 of 2013 and Query No. L000005872 of 2013)

1. Indrajit Das  
Director, Eder Realty Ventures (P) Ltd. Pan No- Aastd 36071, Jawahar Lal Nehru Road, Kolkata,  
Thana-Mukhpara, District-South 24-Parganas, WEST BENGAL, India, Pin-700013.  
By Profession: Business
2. Ashok Kumar Chandra  
Director, M/s. Sundhi Estates Pvt. Ltd. Pan No- Aastd 15327, Block C, 120, Bangur Avenue, Kolkata,  
Thana-Lake Town, District-South 24 Parganas, WEST BENGAL, India, Pin-700055.  
By Profession: Cultivation  
Identified By: Ashish Jha, son of Amar Nath Jha, 7, Jawaharlal Nehru Road, Kolkata,  
Thana-Shakespeare Sarani, District-South 24 Parganas, WEST BENGAL, India, Pin-700013. By  
Caste: Hindu, By Profession: Other.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 15/03/2013

**Certificate of Market Value(WB PUVI rules of 2001)**

Certify that the market value of this property which is the subject matter of the deed has been assessed at Rs.-65,04,00,000/-

Certify that the required stamp duty of this document is Rs.- 75020/- and the Stamp duty paid is  
Impresso Rs.- 100/-

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 01/04/2013

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A  
Article number (1, 51) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 50,00/-, on 01/04/2013

(Under Order E-27/II-28/M/14, on 31/04/2013)

**Deficit stamp duty**



District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

01/04/2013 13:48:00

Endorsement Page 3 of 4



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District-South 24-Parganas**

**Endorsement For Deed Number : I - 03187 of 2013**  
**(Serial No. 02727 of 2013 and Query No. L000005672 of 2013)**

Stamps duty Rs. 75000/- is paid , by the draft number 259105, Draft Date 08/04/2013, Bank :  
State Bank of India, LAKE TOWN, received on 21/04/2013

**( Rajendra Prasad Upadhyay )**  
**DISTRICT SUB-REGISTRAR-III OF SOUTH-**  
**24-PARGANAS**



*(Signature)*  
District Sub-Registrar-III  
Alipour, South 24 Parganas

**( Rajendra Prasad Upadhyay )**  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

01/04/2013 13:48:00

Endorsement Page 4 of 4

Statutory notification under section 49 and Rule 49

Registered in Book - I  
CD Volume number 7  
Page from 2921 to 2944  
being 126 03157 for the year 2018



*S. K. Ghosh*  
Registrar, District Sub-Registrar III of South 24 Parganas  
Office of the D. S. R. - III SOUTH 24 PARGANAS  
West Bengal (District Sub-Registrar III)  
Aliganj, South 24 Parganas



District Sub-Registrar-II  
Alroop, South 24-Parganas

14 MAR 2013