

tenancies occupancy rights liens lispens attachments uses debutters trusts requisition acquisition claims demands and liabilities whatsoever or howsoever.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.
- III. AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows:
- (i) that the Purchasers shall, at its own costs and expenses, have the right and authority and be entitled to modify, alter, amend and renew the said Sanction Plan in respect of the said Property in such manner and to such extent as the Purchasers and the Confirming Party may deem fit and proper and to obtain all permissions and clearances pending as on date in connection with development of the said Property and commencement of construction of building complex thereat;
- (ii) and that all fees costs charges and expenses for doing any act deed or thing mentioned in paragraph (i) immediately preceding shall be borne and paid by the Purchasers and/or the Confirming Party as they mutually agree;
- (iii) and that the Purchasers and/or the Confirming Party shall be entitled to take custody of the original Sanction Plan and the Vendor hereby grants its consent and no objection for the same.



**THE FIRST SCHEDULE ABOVE REFERRED TO:****(Bigger Property)**

**ALL THOSE** brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of <sup>Basanta Land.</sup> 15 Bighas 02 Cottahs 01 Chittacks 12 Square Feet more or less situate lying at and being a divided and demarcated portion of Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 {formerly a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road, Kolkata-700053} and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 (full particulars whereof are mentioned below), all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal:

R.S. Dag No.	R.S. Khatian No.	Total area in Dag (in Acre)	Area Comprised in the said Property (in Acre)
516	90	0.26	0.16
517	90	0.26	0.12
518	81	0.53	0.50
519	36	0.36	0.32
532	38	0.57	0.55
533	38	0.79	0.79
534	38	0.30	0.30
535	38	0.72	0.72
536	38	0.45	0.45
537	38 and 689	0.37	0.37

AS.  


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free

538	38 and 689	0.60	0.39
539	38	0.40	0.27
540	38	0.17	0.005

The Bigger Property is butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos.516, 518, 519, 530, 531, 541, 540, 539 and 538 of Mouza Italgata;
- On the South : By land within Mouza Siriti;
- On the East : Partly by portion of each Dag Nos. 541, 540, 532 and 539 of Mouza Italgata;
- On the West : Partly by portion of each Dag Nos.517, 516, 518, 519 and 530 of Mouza Italgata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded, called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Smaller Property)

ALL THOSE messuages tenements hereditaments dwelling houses sheds structures and premises Together With the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of <sup>Basanta Land</sup> 14 Cottahs 05 Chittack 26 Square Feet more or less situate lying at and being another divided and demarcated portion of Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 {formerly a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road, Kolkata-700053} comprised of portions of (a) Dag No. 530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No. 531 measuring 06 Cottahs more or less and (c) Dag No. 541 measuring 00 Cottahs 03 Chittacks 26 Square Feet more or less, all

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recorded in R.S. Khatian No. 34, all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and butted and bounded as follows:

On the North : Partly by portion of each Dag Nos.530, 531 and 541 of Mouza Italgata;

On the South : Partly by portion of each Dag Nos.519, 533, 532 and 540 of Mouza Italgata;

On the East : By portion of Dag No. 541 of Mouza Italgata;

On the West : By portion of Dag No.530 of Mouza Italgata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(said Share in the said Property)

**ALL THAT** undivided one-half (50%) part or share of and in the brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With like undivided one-half (50%) part or share of and in the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less situate lying at and being Premises No.88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 {formerly a divided and demarcated portion of premises No. 88, Basanta Lal Saha Road, Kolkata-700053} and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khatian Nos. 34, 36, 38, 81, 90 and 689, all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal (and also mentioned and described in

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the First Schedule and Second Schedule hereinabove written). The said Property measuring 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less is delineated in the Plan annexed hereto duly bordered thereon in 'Red' and butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos. 530, 531 and 541 of Mouza Italgata;
- On the South : Partly by portion of each Dag Nos. 519, 533, 532 and 540 of Mouza Italgata;
- On the East : By portion of Dag No. 541 of Mouza Italgata;
- On the West : By portion of Dag No. 530 of Mouza Italgata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Be It Mentioned That the total built up area of the two storied brick built building at the said Property is approximately 6000 Square Feet more or less and the total built up area of several dwelling houses, structures and sheds at the said Property is approximately 10,000 Square Feet AND undivided one-half share whereof is 3000 Square Feet and 5000 Square Feet respectively.



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

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR, SOUTH CITY PROJECTS (KOLKATA) LIMITED by its Authorised Signatory, MR. PARIMAL GUNVANTRAI AJMERA pursuant to its Board Resolution dated 16 Sept. 2017 at Kolkata in the presence of:

  
Advocate

Ujjayini Banerjee  
Advocate.

For South City Projects (Kolkata) Ltd.

  
Company Secretary

EXECUTED on behalf of the withinnamed PURCHASER NO. 1 SUGAM GRIHA NIRMAAN LTD. by its Director, MR. ASHOK SARAF pursuant to its Board Resolution dated 24-10-2017 at Kolkata in the presence of:

  
Advocate

Ujjayini Banerjee  
Advocate.

SUGAM GRIHA NIRMAAN LTD



Director

EXECUTED on behalf of the withinnamed  
PURCHASER NO. 2 GOODLUCK  
INFRADEVELOPERS PVT. LTD. by its  
Authorised Signatory, MR. ANIL KUMAR  
LAHOTY pursuant to its Board Resolution  
dated 24-10-2017 at Kolkata in the  
presence of:

  
Advocate

Ujjayini Banerjee  
Advocate.

For Goodluck Infradevelopers Pvt. Ltd.

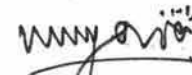
  
Director

EXECUTED on behalf of the withinnamed  
PURCHASER NO. 3 SUPER DIAMOND  
NIRMAN LTD. by its Director, MR. VIVEK  
KUMAR KAJARIA pursuant to its Board  
Resolution dated 24-10-2017 at  
Kolkata in the presence of:

  
Advocate

Ujjayini Banerjee  
Advocate.

SUPER DIAMOND NIRMAN PVT. LTD.

  
Director/Authorised Signatory

EXECUTED AND DELIVERED on behalf of  
 the withinnamed CONFIRMING PARTY,  
 ORBIT TOWERS PRIVATE LIMITED by its  
 Director MR. DILEEP SINGH MEHTA  
 pursuant to its Board Resolution dated  
24-10-17 at Kolkata in the presence  
 of:

*Anil Singh*  
 Advocate  
 4, Government Place North  
 8<sup>th</sup> floor, Kolkata - 700001.

*Ujjayini Banerjee*  
 Advocate.  
 6/2 B.L. Saha Road  
 Kolkata - 700 053.

For ORBIT TOWERS PVT. LTD.

*[Signature]*  
 Director/Authorised Signatory



**RECEIPT AND MEMO OF CONSIDERATION:**


RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs. 30,00,00,000/- (Rupees thirty crores) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION :**

Sl. No.	By or out of Cheque/Pay Order Number	Date	Bank	Amount (in Rs. P.)
1.	190699	21.11.2017	HDFC Bank	14,85,00,000/-
2.	144229	20.11.2017	Axis Bank	7,42,50,000/-
3.	144289	21.11.2017	Axis Bank	7,42,50,000/-
			Less : TDS @ <sup>01%</sup> / <del>10%</del>	30,00,000/-
				<u>30,00,00,000/-</u>

(Rupees Thirty Crores) only

**Witnesses:**

  
Advocate

  
Advocate.

(VENDOR)  
For South City Projects (Kolkata) Ltd

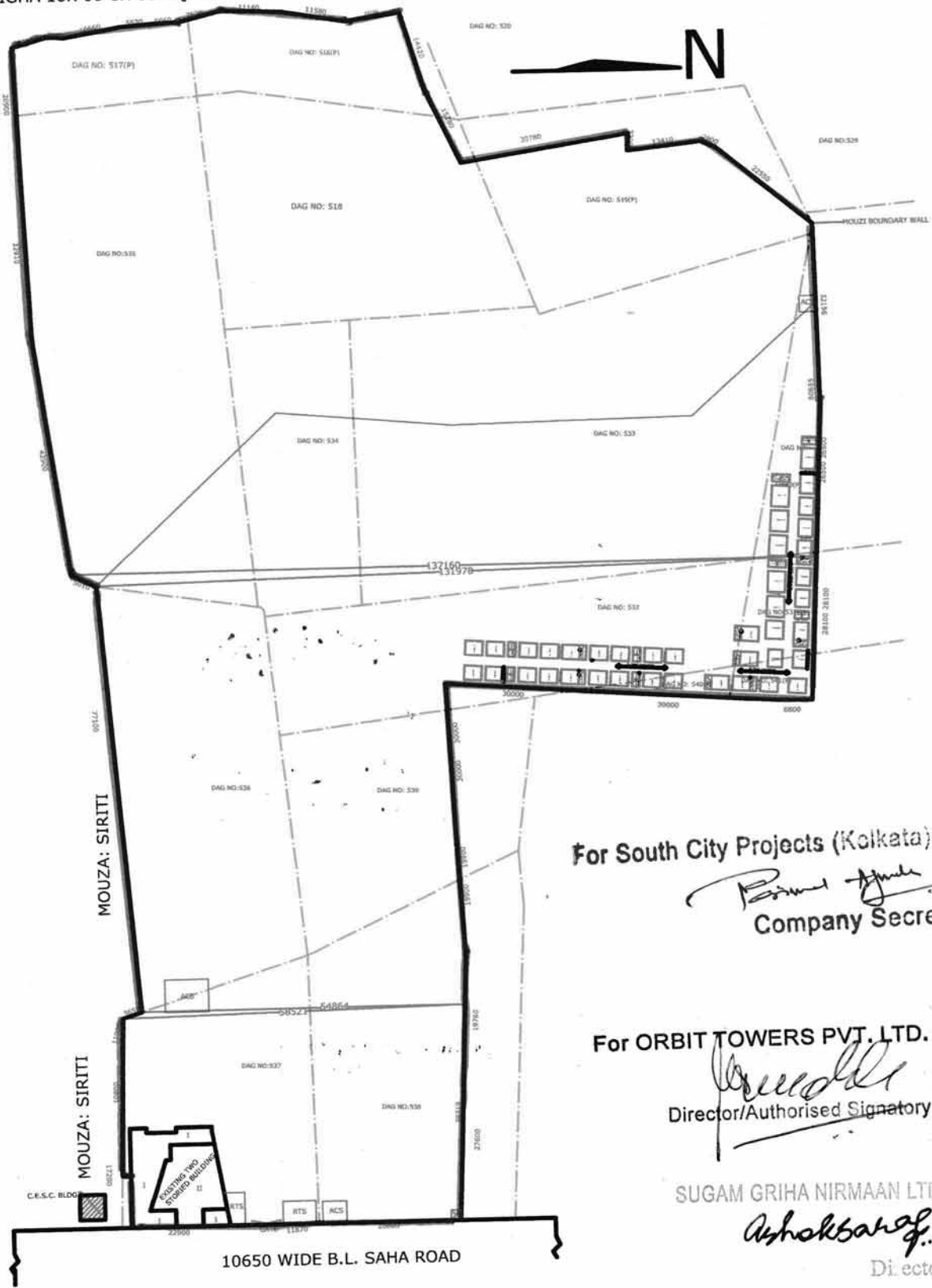
  
Company Secretary

Drafted by



Sri K.P. Bagaria,  
Advocate, High Court,  
6, Old Post Office Street  
Kolkata – 700 001.  
Enrollment no. WB/518/1969

OUTLINE PLAN FORMING PART OF THE FOREGOING DOCUMENT SHOWING PREMISES NO.: 88A, BASANT LAL SAHA ROAD, KOLKATA-700053 COMPRISING OF ENTIRE R.S. DAG NOS.: 533, 534, 535, 536 AND 537 AND PORTION OF R.S. DAG NOS. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 AND 541 IN MOUZA ITALGHATA, J.L. NO.10, UNDER POLICE STATION BEHALA IN THE DISTRICT OF SOUTH 24-PARGANAS IN THE STATE OF WEST BENGAL.  
 TOTAL AREA: 15 BIGHA 16K 06 CH 38 SQ.FT.



For South City Projects (Kolkata) Ltd.  
*Rajendra Ghosh*  
 Company Secretary

For ORBIT TOWERS PVT. LTD.  
*Pradeep*  
 Director/Authorised Signatory

SUGAM GRIHA NIRMAAN LTD.  
*Ashok Banerjee*  
 Director

SUPER DIAMOND NIRMAN PVT. LTD.  
*Munish*  
 Director/Authorised Signatory

For Goodluck Infradevelopers Pvt. Ltd.  
*Alav*  
 Director

**FINGER PRINTS**

**Left Hand**



**Right Hand**



*Primer Aguirre*

**Left Hand**



**Right Hand**



*Abelardo Aguirre*

**Left Hand**



**Right Hand**



*Alvarez*

**Left Hand**



**Right Hand**



*Meyer*

FINGER PRINTS



*Carroll*



Left Hand



Right Hand



Left Hand



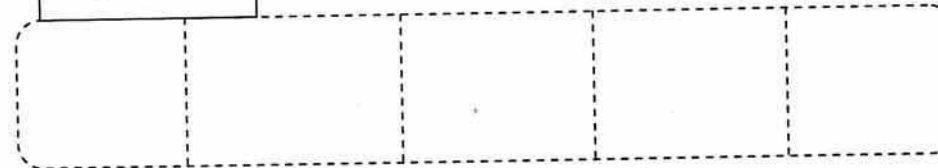
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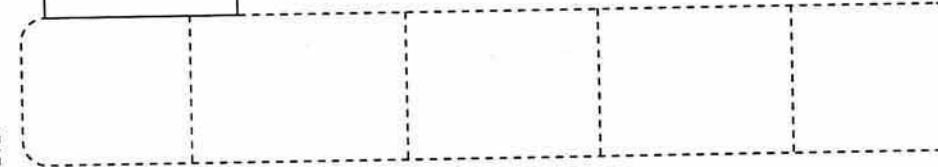
Left Hand



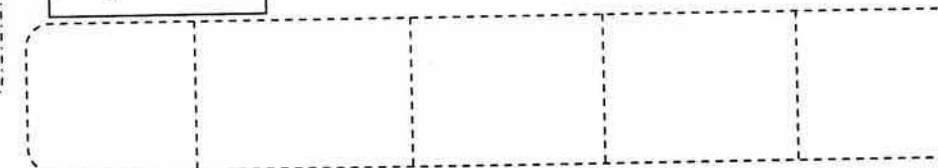
Right Hand



Left Hand



Right Hand



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOUTH CITY PROJECTS (KOLKATA)  
LIMITED

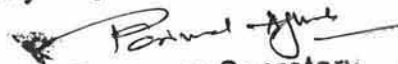
27/04/1995

Permanent Account Number

AAACD8933A

15102009

For South City Projects (Kolkata) Ltd.

  
Company Secretary

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :

आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चैम्बर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



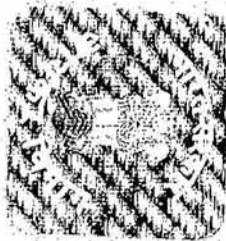
आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOODLUCK INFRADEVELOPERS  
PRIVATE LIMITED



11/05/2010

Permanent Account Number

AADCG80920

04062010

For Goodluck InfraDevelopers Pvt. Ltd.

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUGAM GRIHA NIRMAAN LIMITED



11/01/1989

Permanent Account Number

AAECS7354N

15112013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

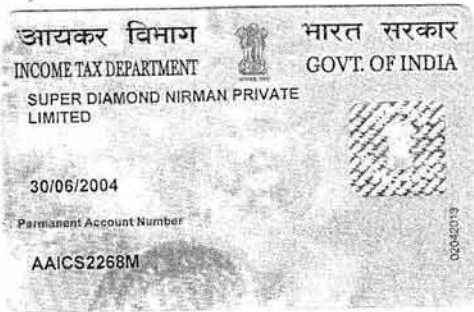
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

SUGAM GRIHA NIRMAAN LTD.

*Ashokbharaj*

Director





इस कार्ड के खोने / चाने पर कृपया सूचित करें / नोट करें  
आयकर पैन सेवा इकाई, एनएसडी  
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
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Income Tax PAN Services Unit, NSDL  
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Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nidt.co.in

**SUPER DIAMOND NIRMAN PVT. LTD.**

**Director/Authorised Signatory**







**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
**भारत सरकार**  
 GOVT. OF INDIA

DILEEP SINGH MEHTA  
 JAI SINGH MEHTA

02/03/1954  
 Permanent Account Number  
 AFCPM0616D

Signature 

  
 08122006

Signature:   
 Date: 24/11/2012  
 Purpose: For Registration of SA in Sakala  
 Road, Kol - 700053, Presently  
 Not to be used for any other  
 Purpose



भारत सरकार  
GOVT. OF INDIA

18022009



आयकर विभाग

INCOME TAX DEPARTMENT

PARIMAL AJMERA

GUNVANTRAI ANANDJI AJMERA

13/10/1966

Permanent Account Number

AFQPA8865A

*Gunvantrai Anandji Ajmera*

Signature

*Gunvantrai Anandji Ajmera*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJQPS0820D



नाम /NAME

ASHOK SARAF

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR SARAF

जन्म तिथि /DATE OF BIRTH

02-11-1963

हस्ताक्षर /SIGNATURE

*Ashok Saraf*

*AKS*

आयकर आयुक्त, प.व.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

*Ashok Saraf*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AANPL5142K



नाम /NAME

ANIL KUMAR LAHOTY

पिता का नाम /FATHER'S NAME

KESHAR DEO LAHOTY

जन्म तिथि /DATE OF BIRTH

30-03-1964

हस्ताक्षर /SIGNATURE

*Anil Kumar Lahoty*

आयकर अधिकारी (सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

*Anil Kumar Lahoty*

