

- (1) MONOGRAM TRADELINK PRIVATE LIMITED (PAN AAGCN81664E) having its registered office address at 2/5, Sarat Bose Road, 2nd floor, Room No. 205, Kolkata - 700 020 and represented by one of its directors Rajesh Agarwal
- (2) SANKET VINCOM PRIVATE LIMITED (PAN AAOC52723A) having its registered office address at 2/6, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its Directors Anand Agarwal
- (3) PANCHAMUKHI TRADECOM PRIVATE LIMITED (PAN AAFN4652F) having its registered office address at 2/5, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its Directors Anand Agarwal
- (4) NIGAM HOUSING PRIVATE LIMITED (PAN AAHCN0724F) having its registered office address at 2/6, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its directors Rajesh Agarwal
- (5) NIGAM PROJECTS PRIVATE LIMITED (PAN AAFCN0726H) having its registered office address at 2/6, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its Directors Anand Agarwal
- (6) LOK DEVELOPERS PRIVATE LIMITED (PAN AABCL3418M) having its registered office address at 7, Rabindra Sarani, 1st floor, Room No. 2, Kolkata - 700 001 and represented by one of its Directors Rajesh Agarwal
- (7) LOK REALTORS PRIVATE LIMITED (PAN AABCL3417E) having its registered office address at 7, Rabindra Sarani, 1st floor, Room No. 2, Kolkata - 700 001 and represented by one of its Directors Anand Agarwal
- (8) NIGAM REALTORS PRIVATE LIMITED (PAN AACCN5672J) having its registered office address at 2/6, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its Directors Rajesh Agarwal
- (9) SRISHTI CONSULTANTS PRIVATE LIMITED (PAN AADC5730E) having its registered office address at 2/6, Sarat Bose Road, 2nd floor, Room No. 203, Kolkata - 700 020 and represented by one of its Directors Anand Agarwal
- (10) MEGACITY TRADERS PRIVATE LIMITED (PAN AAFCM298Q) having its registered office address at 5, Dr. Rajendra Prasad Sarani, 8th floor, Room No. 8K, Kolkata - 700 001 and represented by one of its Directors Ram Swaroop Kyal

Sanket Ltd.

for NIGAM REALTORS PVT. LTD.
Cap. Seal.
 Director

for LOK DEVELOPERS PVT. LTD.
Cap. Seal.
 Director

for LOK REALTORS PVT. LTD.
Cap. Seal.
 Director

For Nigam Projects Pvt. Ltd.
Cap. Seal.
 Director

For Nigam Housing Pvt. Ltd.
Cap. Seal.
 Director

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- all hereinafter collectively referred to as "the GROUP-A OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office and/or assigns) of the FIRST PART

AND

- (1) BANGAHUMI CONSTRUCTIONS PRIVATE LIMITED (PAN AACCB8897C) having its registered office address at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata - 700 017 and represented by one of its Directors Ravindra Khaitan
- (2) BOJERO COMMERCIAL PRIVATE LIMITED (PAN AAECD0562H) having its registered office address at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata - 700 017 and represented by one of its Directors Ravindra Khaitan
- (3) BOLERO TRADELINK PRIVATE LIMITED (PAN AAECD0963E) having its registered office address at 5/1A, Hungerford Street, Kolkata - 700 017 and represented by one of its Directors Sanjay Moha
- (4) SANKET TRADECOM PRIVATE LIMITED (PAN AAOCS2272B) having its registered office address at 7 Ironside Road, Kolkata - 700 019 and represented by one of its Directors Ranjeet Kumar Bhattacharya
- (5) ANKUSH VINCOM PRIVATE LIMITED (PAN AAIKA5975B) having its registered office address at 50 Jawahar Lal Nehru Road, 11th Floor, Kolkata-700071 and represented by its Authorised Signatory Basudeb Pan
- (6) OVERGROW NIRMAAN PRIVATE LIMITED (PAN AABCO7800L) having its registered office address at 50 Jawahar Lal Nehru Road, 11th Floor, Kolkata-700071 and represented by one of its Directors Basudeb Pan
- (7) BLUESNOW REALCON PRIVATE LIMITED (PAN AAFCS8830Q) having its registered office address at 8A & 8B Sanyam Towers, 3, Alipore Road, 1st Floor, F.S. Alipore, Kolkata 700027 represented by its duly authorised representative Ashish Chatterjee
- (8) SIDHISHREE HOUSING PRIVATE LIMITED (PAN AASCST993F) having its registered office address at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata - 700 017 and represented by one of its Directors Rehti Singhania

For Boleto Commercial Pvt. Ltd.

[Signature]
Director

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For Bangahumi Constructions Pvt. Ltd.

[Signature]
Director

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AGS ENTREPRENEUR PVT. LTD.

[Signature]
Director

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Registrar of Companies
Kolkata - West Bengal

Schiff Co.

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For Record Construction P.L.L.C.
Robert Schifano
Director

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- B. The Parties hereto are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to ALL THAT the said Premises, each having specified independent and distinct undivided share therein.
- C. Plan for construction of the Building at the said Premises has been prepared and is expected to be shortly submitted with The Mayor-Sonapur Municipality for sanction.
- D. The Group-A Owners and the Group-B Owners have expressed their unwillingness to contribute, take part and/or join in the construction of the New Building's at the said Premises, and accordingly it has been agreed by and between the parties hereto that the Group-C Owner / Lead Developer alone shall pursue the matter with regard to undertaking the work of development of the said premises on its own accord and at its own costs and expenses without any involvement of the Group-A Owners and the Group-B Owners and thereafter to provide to each of the constituents of the Group-A Owners and the Group-B Owners certain areas in the new building/s as set out in the sale proceeds thereof, which the parties desire to record into writing as hereinafter contained.

NOW THIS DEED WITNESSETH AND IT IS HEREBY DECLARED AND AGREED BY AND BETWEEN THE PARTIES as follows:

- 1. This agreement is being entered into by and between the parties hereto due to the Group-A Owners and the Group-B Owners having expressed their unwillingness to contribute, take part and/or join in with regard to construction of the New Building/s at the said Premises, which shall be carried out by the Group-C Owner / Lead Developer on its own and to facilitate the Group-C Owner / Lead Developer in development work and construction of Building/s at the said Premises smoothly with less complexities and without divergence of ideas and conflict in management and undue delay.
- 2. With effect from the date hereof, the Group-C Owner / Lead Developer shall be at liberty to and duly authorised and empowered to pursue the matters with regard to sanctioning of the plan and construction, development and commercial exploitation of the said Premises at its own costs and expenses and to own use hold possess enjoy transfer deal with and/or otherwise dispose of the same and/or agree to do so in such manner and on such terms and conditions as the Group-C Owner / Lead Developer may in its absolute discretion deem fit and proper and appropriate all sale proceeds and other proceeds realised therefrom without any interference or obstruction or

objection or involvement of the Group-A Owners and the Group-B Owners Subject To the Group-C Owner / Lead Developer providing to each of the Group-A Owners and the Group-B Owners certain areas in the new building/s and/or the sale proceeds thereof, as hereinafter contained.

3. The Group-A Owners shall be entitled to revenue (sale proceeds) realised from sale of 19% (nineteen percent) of the Saleable Areas (i.e. the flats, units, parking spaces / rights and other areas and rights in the New Building/s and the said Premises capable of being sold and transferred), which shall be identified by the parties hereto immediately after sanction of plan.

3.1 In case upon such identification, the total entitlement of the Group-A Owners is not an exact match with its actual entitlement as hereinbefore mentioned, then the differential area / parking spaces shall be adjusted at the rates herebelow mentioned (which difference is hereinafter for the sake of brevity referred to as "the Group-A Left-Over"):

- i) Areas comprised in flats to be calculated @Rs.4,000/- per sq.ft;
- ii) Parking Spaces to be calculated @Rs.3,00,000/- per parking space;

4. The Group-B Owners shall be entitled to 21.11% (twenty-one and decimal eleven percent) of the revenue (sale proceeds) realised from sale / transfer of all the remaining Flats and car parking rights / spaces (i.e. being those left after providing to the Group-A Owners) after adjustment (be it addition or subtraction) of Group-A Owners Left-Over as aforesaid. The entitlement of Group-B Owners is illustrated by the following example:

"e.g. Let's assume that total saleable area is 100 Square Feet and its value is @Rs.1,000/- per Square Feet. After providing 19% (i.e. 19 Square Feet) to Group-A Owners, we are left with 81 Square Feet. The Group-B Owners shall be entitled to 21.11% of the revenue realised from this 81 Square Feet (i.e. Rs.17,099.10p)."

5. Group-C Owner / Lead Developer shall be entitled to 78.89% (seventy-eight and decimal eighty-nine percent) of the revenue (sale proceeds) realised from sale / transfer of all the remaining Flats and car parking rights / spaces (i.e. being those left after providing to the Group-A Owners) after adjustment (be it addition or subtraction) of Group-A Owners Left-Over as aforesaid. The entitlement of Group-C Owner / Lead Developer is also illustrated by the following example:

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e.g. Let's assume that total saleable area is 100 Square Feet and its value is @Rs.1,000/- per Square Feet. After providing 19% (i.e. 19 Square Feet) to Group-A Owners, we are left with 81 Square Feet. The Group-C Owner / Lead Developer shall be entitled to 76.89% of the revenue realised from this 81 Square Feet (i.e. Rs.63,500.59p).

6. It is expressly agreed understood and clarified that all sales and transfers of Saleable Areas, by whatever methodology adopted by the Group-C Owner / Lead Developer, will be effected by and through the Group-C Owner / Lead Developer alone and all revenues (sale proceeds) will be collected by the Group-C Owner / Lead Developer and thereafter the same shall be distributed to the other parties hereto.

7. For the purpose of this Agreement, the expression "Revenues (Sale Proceeds)" shall mean all amounts received from the sale and/or transfer of Saleable Areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:

- a) Marketing and advertising costs and Brokerages, which the parties have agreed and fixed at 4% of the sale consideration irrespective of the actual amount incurred by Group-C Owner / Lead Developer, and the same shall belong to the Group-C Owner / Lead Developer exclusively;
- b) Statutory realisation, including but not limited to Service Tax, Works Contract Sale Tax etc.;
- c) Stamp duty and registration fee, if collected from the prospective purchasers / transferees;
- d) Cost of extra work carried out exclusively at the instance of prospective purchasers / transferees, which shall be received in entirety by Group-C Owner / Lead Developer exclusively;
- e) Furniture fixture or fittings or any electrical gizettes supplied at the cost and exclusively at the instance of prospective purchasers / transferees beyond the specified specification, which shall be received in entirety by Group-C Owner / Lead Developer exclusively;
- f) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/ security received from purchasers / transferees or for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by Group-C Owner / Lead Developer exclusively;
- g) Amounts received from purchasers / transferees on account of or as extras on account of generator, transformer and other installations and facilities,

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legal charges, development or other fee / charges and also those received as deposits / advances against rates and taxes, maintenance charges etc., which shall be received in entirety by Group-C Owner / Lead Developer exclusively.

8. The distribution of Revenue (Sale Proceeds) shall be made on monthly basis, as per resolutions made.

8.1 In case any flat or parking space out of the flats and parking spaces earmarked for Group-A Owners remain un sold at the time of completion of the project, then the same shall be allotted to the Group-A Owners, who shall hold the same as the other prospective purchasers / transferees of flats / units etc.

8.2 In case of cancellation of agreement/s pertaining to flat/s or parking space/s earmarked for Group-A Owners, then the consequences thereof shall be for and to the account of the Group-A Owners and the Group-A Owners shall be liable for all refunds to the purchasers / transferees under and in terms of their respective agreement/s.

9. With the object and intent that the development and construction at the said Premises is carried out smoothly by the Group-C Owner / Lead Developer, and to avoid undue delay and indecisiveness of the Group-A Owners and the Group-B Owners, it has been mutually agreed inter se amongst the Parties as follows:

(i) That the Group-C Owner / Lead Developer shall be solely and absolutely entitled and duly authorised to look after, manage, control and complete the work of development and construction at the said Premises and do all acts deeds and things as may be required therefor without any further reference to the Group-A Owners and the Group-B Owners and the consent of the Group-A Owners and the Group-B Owners shall be deemed to have been given by these presents itself.

(ii) That all finance required for development and construction at the said Premises shall be incurred by the Group-C Owner / Lead Developer and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.

9.1 For all or any of the purposes mentioned in this agreement, the Group-A Owners and the Group-B Owners do and each of them doth hereby irrevocably appoint, nominate, constitute and empower the Group-C Owner / Lead Developer as their true and lawful agent and attorney and in case any further powers or authorities are

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required by the Group-C Owner / Lead Developer for the purposes aforesaid, the Group-A Owners and the Group-B Owners agree to grant such powers and authorities as may from time to time be required by Group-C Owner / Lead Developer.

9.2 Further, as and when required by the Group-C Owner / Lead Developer, the Group-A Owners and the Group-B Owners shall grant power(s) of attorney to the Group-C Owner / Lead Developer and/or its nominee(s) to sell transfer and/or otherwise dispose off the Saleable Spaces and other spaces areas rights and benefits at the said Premises (including land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purpose connected therewith;

9.3 Each powers of attorney, if granted to the nominees of the Group-C Owner / Lead Developer shall be given by the Group-A Owners and the Group-B Owners separately and/or jointly with the Group-C Owner / Lead Developer, at the Group-C Owner / Lead Developer may desire from time to time.

10. The original sanctioned plan as also all title deeds and other papers and documents relating to the said Premises shall be retained by and/or kept in custody of the Group-C Owner / Lead Developer and Group-C Owner / Lead Developer unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Group-A Owners and the Group-B Owners produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan as be sanctioned and the title deeds and also shall at the like request and cost deliver to the Group-A Owners and the Group-B Owners such attested or other copies or extracts herefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unaltered and uncancelled.

11. The Group-C Owner / Lead Developer shall be entitled to arrange for financing of the Project at the said Premises (Project Finance) by Banks/Financial Institutions/other entities (Financier) and obtain loans for the project at the said Premises and for that to mortgage and/or create charge of any other type on the said Premises and also keep the same as collateral security with the Bank or Financial Institutions or else, except the share of the Group-A Owners and the Group B Owner Nos.5, 6 and 7, and the Group-C Owner / Lead Developer is hereby authorized by the Group-A Owners and the Group-B Owners and each of them to deposit the Original Title Documents and other documents of title relating to the said Premises with the Financier as security for the purpose of Project Finance and to sign and execute necessary documents on behalf of all the Parties hereto. In this regard, the Group-C Owner / Lead Developer shall

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indemnify the Group-A Owners and the Group-B Owners against any claim arising out of such borrowings or Project Finance.

12. The Group-C Owner / Lead Developer shall be entitled to appear and represent on behalf of the Group-A Owners and the Group-B Owners in writing orally and make representations before the government, both State and Central, all authorities, financial institutions, municipal authorities, urban land authorities, Government Departments, Income-tax Authorities and other statutory bodies in connection with the matters of the said Premises and development thereof and sanction, alteration and/or modification of the plan as sanctioned and the construction of the Building to be constructed at the said Premises and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Group-C Owner / Lead Developer.

13. It is agreed that the Group-C Owner / Lead Developer shall also be entitled to get Insurance/Policy/Coverage against such risks and damages and losses as shall be defined by the Group-C Owner / Lead Developer and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the Insurance and receive insurance claims by Cheques or Pay Orders in the name of only the Group-C Owner / Lead Developer.

14. All receipts issued by the Group-C Owner / Lead Developer for self and on behalf of the Group-A Owners and the Group-B Owners shall fully discharge and exonerate the persons or persons paying all or any sums of money to the Group-C Owner / Lead Developer for self and on behalf of the Group-A Owners and the Group-B Owners.

15. Inasmuch as all powers and authorities with regard to development and construction vests in the Group-C Owner / Lead Developer, the Group-A Owners and the Group-B Owners shall not be responsible for construction and promotion of the Building and all constructions, which shall be at the risk of all the Group-C Owner / Lead Developer.

16. It is agreed that the Group-C Owner / Lead Developer shall be entitled to sign and register all deeds and documents that shall be made, done and executed by the Group-C Owner / Lead Developer for itself and also on behalf of the Group-A Owners and the Group-B Owners.

17. The Group-A Owners and the Group-B Owners do hereby also undertake to sign all necessary, deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letters of

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undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and covenants hereto.

18. The Group-A Owners and the Group-B Owners shall not in any manner cause any objection, obstruction, interference, hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Group-A Owners and the Group-B Owners shall at any time hereafter do or omit to be done anything whereby the construction or development of the New Building/s at the said Premises or the transfer of the same or the Saleable Areas thereon are in any way interrupted or hindered or impeded with, nor the Group-A Owners and the Group-B Owners shall in any way commit breach of any of the terms and conditions herein contained.

19. The Group-C Owner / Lead Developer shall complete the construction of the New Building/s at the said Premises within a period of 4 (four) years from the date of sanction of the plan by the authorities and all other permissions and clearances having been obtained and there being not fetters in such construction and completion Subject To force majeure and reasons beyond the control of the Group-C Owner / Lead Developer.

20. The specifications of construction of the New Building/s at the said Premises shall be as mentioned in the Schedule hereunder written or suitable alternatives thereof and/or as may be recommended by the appointed Architect from time to time.

21. All property taxes in respect of the said Premises accruing due till the date of sanction of the plan shall be borne paid and discharged by the parties hereto in proportion to their presently held shares in the land comprised in the said Premises and those accruing thereafter till completion of construction of the New Building/s shall be for and to the account of the Group-C Owner / Lead Developer.

22. It is agreed that if at any time hereafter, the parties hereto acquire any land and/or enter into agreements with the owners of any land contiguous to the said Premises, then the same shall form part of the development envisaged in this agreement and all provisions of this agreement shall apply thereto mutatis mutandis and all costs charges and expenses in connection therewith shall be borne and paid by the parties hereto in proportion to the present share of the parties hereto in the land comprised in the said Premises.

23. This instrument is not a partnership nor an Association Of Persons nor a joint venture nor a partition but it is an agreement between the same co-owners, constituting the

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REGISTRATION



Group-A Owners and the Group-B Owners and the Group-C Owner / Lead Developer, for the purpose of facilitating and making easy the task of implementing, installing, performing and carrying out the intentions for observing and performing, without complexities of views and decisions and without delay of arranging presence and decision of all parties and also to insulate the Group-A Owners and the Group-B Owners from taking and/or incurring any liability pertaining to construction and this arrangement is only relating to the said Premises and the rights and interest of the parties hereto therein.

24. In all matters, the decision of the Group-C Owner / Lead Developer shall be final and binding on all Group-A Owners and the Group-B Owners and shall be conclusive.

THE SCHEDULE ABOVE REFERRED TO:
(Specifications of Construction)

Walls	Conventional brickwork.
Wall finish	Interior- Plaster of Paris; Exterior combination of superior quality cement/textured paints.
Flooring	1) Vitrified tiles in all bedrooms, living/dining. 2) Kitchen/Toilet flooring to be made with anti-skid ceramic tiles.
Kitchen	1) Kitchen platform to be made of granite. 2) Dado of ceramic tiles, upto a height of two feet from the platform. 3) Stainless steel sink
Toilet	1) Standard ceramic tiles on the wall upto 7' height. 2) Reputed brands of good quality sanitary ware and CP fittings. 3) Concealed plumbing and pipe work.
Doors	4) Provision for geyser. 1) Door frame made of timber. 2) Flush Solid core/Panel doors. 3) Lock of stainless steel/brass.
Windows Electrical	4) Concealed aluminium/UPVC windows. 1) Provision for adequate light points. 2) Modular switches. 3) Provision of TV & Telephone lines in Master Bedroom and Living/Dining areas.
Common Lighting	Overhead illumination for compound and street lighting inside the compound.
Wiring	Concealed copper wiring for electricity, telephone and television.
Air-Conditioning	Provision for air-conditioning in all bedrooms.
Amenities	3) Two Lifts per tower. 2) Intercom facility. 3) Fire fighting equipment and extinguishers as required by law. 4) Adequate standby generator for common areas, services and apartments.

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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
withnamed GROUP-A OWNERS at Kolkata in
the presence of

- 1. Anika Mollik
Advocate
- 2. Smita S.
7B, K. S. Roy Road
Kolkata - 700011.

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Shankar Traders Pvt. Ltd
Sanjay Kumar
Director

Sanket Vincom Pvt. Ltd
Sanjay Kumar
Director

Shankar Traders Pvt. Ltd
Sanjay Kumar
Director

For Nigam Housing Pvt. Ltd.
Sanjay Kumar
Director

For Nigam Projects Pvt. Ltd
Sanjay Kumar
Director

For LOK DEVELOPERS PVT. LTD
Sanjay Kumar
Director

For LOK REALTORS PVT. LTD
Sanjay Kumar
Director

For NIGAM REALTORS PVT. LTD
Sanjay Kumar
Director

For SHREY CONSULTANTS PVT. LTD.
Sanjay Kumar
Director

Megacity Traders Pvt. Ltd
Sanjay Kumar
Director

SIGNED SEALED AND DELIVERED by the
withnamed GROUP-B OWNERS at Kolkata in
the presence of

(M) *Alpha Mallik*
Hidvask

2. *Sudipta S.*

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For Bangshumi Constructions Pvt. Ltd.
[Signature]
Director

For BILERO COMMERCIAL PVT. LTD.
[Signature]
Director

For Boreo Tradeflak Pvt. Ltd.
[Signature]
Director

SHWET TRADECOM PVT. LTD.
[Signature]
Director

For Anshu Vincom Pvt Ltd.
[Signature]
Director

For Overgrow/Nirmasa Pvt Ltd.
[Signature]
Director

For Bluecrow Popcorn Pvt Ltd.
[Signature]
Director

For Sishishree Housing Pvt Ltd.
[Signature]
Director

For Roseetes Construction Pvt Ltd.
[Signature]
Director

SIGNED SEALED AND DELIVERED by the
withnamed GROUP-C OWNER / LEAD
DEVELOPER at Kolkata in the presence of:

1. *Arpita Mukherjee*
Advocate

2. *Susmita*

For Ultimate Construction P/L, Ltd.
f o r u s e o f
Director

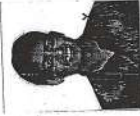
Defined by me
Shreyas Mukherjee
Advocate
High Court, Calcutta

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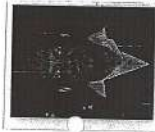


SPECIMEN FORM FOR TEN FINGERPRINTS

LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



ANAND AGARWAL



RAKESH AGARWAL



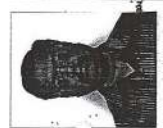
RAMSWAROOP KRAL

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SPECIMEN FORM FOR TEN FINGERPRINTS

LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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SPECIMEN FORM FOR TEN FINGERPRINTS

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



27 FEB 2014





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

Endorsement For Deed Number : I - 01537 of 2014
(Serial No. 01584 of 2014 and Query No. 1504LJ0002452 of 2014)

26/02/2014

Representation(Under Section 52 & Rule 22A(3) & (4) West Registration Rules, 1962)

Presented for registration at 16.10 hrs on 27/02/2014, at the Private residence by Anant Bhagat, Claimant.

Admission of Execution(Under Section 58, West Registration Rules, 1962)

Execution is admitted on 27/02/2014 by

1. Rajesh Agarwal
Director, Monogram Tradelink Pvt Ltd, 2/6 Sarat Bose Rd, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director, Nigam Housing Pvt Ltd, 2/6 Sarat Bose Rd, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director, Lok Developers Pvt Ltd, 7 Rabindra Samani, District-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Nigam Realtors Pvt Ltd, 2/6 Sarat Bose Rd, District-Kolkata, WEST BENGAL, India, Pin :-700020.

, By Profession : Business

2. Arand Agarwal
Director, Sanket Vincom Pvt Ltd, 2/6 Sarat Bose Rd, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director, Panchanukhji Tradecom Pvt Ltd, 2/6 Sarat Bose Rd, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director, Nigam Projects Pvt Ltd, 2/6 Sarat Bose Rd, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director, Lok Realtors Pvt Ltd, 7 Rabindra Samani, District-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Sishidh Consultants Pvt Ltd, 2/6 Sarat Bose Rd, District-Kolkata, WEST BENGAL, India, Pin :-700020.

, By Profession : Business

3. Ram Swaroop Kyal
Director, Megacity Traders Pvt Ltd, 5/11 Rabindra Samani, District-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Business



(Tidip Mera)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 01537 of 2014
(Serial No. 01594 of 2014 and Query No. 1694L000002452 of 2014)

4. Ravindra Khaitan
Director, Bangabhumii Constructions Pvt Ltd, Rawdon Enclave 10a Rawdon St, District-Kolkata, WEST BENGAL, India, Pin :-700017.
Director, Bolero Commercial Pvt Ltd, Rawdon Enclave 10a Rawdon St, District-Kolkata, WEST BENGAL, India, Pin :-700017.
. By Profession : Business
5. Sanjay Mohita
Director, Bolero TradeLink Pvt Ltd, S/1a Hungerford St, District-Kolkata, WEST BENGAL, India, Pin :-700017.
. By Profession : Business
6. Ranjeet Kumar Jhaiparia
Director, Sanket TradeLink Pvt Ltd, 7 Ironside Rd, District-Kolkata, WEST BENGAL, India, Pin :-700019.
. By Profession : Business
7. Basuob Pan
Authorized Signatory, Aakash Vincom Pvt Ltd, 50 Jawahar Lal Nehru Rd, District-Kolkata, WEST BENGAL, India, Pin :-700071.
Director, Overgrow Nirmaan Pvt Ltd, 50 Jawahar-Lal Nehru Rd, District-Kolkata, WEST BENGAL, India, Pin :-700071.
. By Profession : Business
8. Ashish Chhachharia
Authorized Representative, Bluesnow Realtcon Pvt Ltd, 8a & 8b, Sevhom Towers 3 Alipore Rd, Thane -Alipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700027.
. By Profession : Business
9. Rohit Singhania
Director, Siddheshw Housing Pvt Ltd, 1 Sarojini Naidu Sareni, District-Kolkata, WEST BENGAL, India, Pin :-700017.
. By Profession : Business
10. Ritabishi Singhania
Director, Roshini Construction Pvt Ltd, 1 Sarojini Naidu Sareni, District-Kolkata, WEST BENGAL, India, Pin :-700017.
. By Profession : Business
11. Anant Bhagat
Proprietor/Developer, Lifemake Construction Pvt Ltd, 10/1, Madhu Sareni, District-Kolkata, WEST BENGAL, India, Pin :-700017.
. By Profession : Business
Identified By : Sunjit Sen, son of Late Baijya Narayan Sen, 15 Roy Rd, District-Kolkata, WEST BENGAL, India, Pin :-700001, By Cause-Hindu, By Profession : Service.



(T. Mitra)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 01537 of 2014
(Serial No. 01584 of 2014 and Query No. 1604L000002452 of 2014)

(Tidip, Misra)
DISTRICT SUB-REGISTRAR-IV

On 28/02/2014

Certificate of Market Value (WB PUVI Rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,12,70,479/-

Certified that the required stamp duty of this document is Rs.- 75010/- and the Stamp duty paid as: Imprestive Rs.-100/-

(Tidip, Misra)
DISTRICT SUB-REGISTRAR-IV

On 03/03/2014

Certificate of Admissibility (Rule 49/WB Registration Rules 1962)

Admissible under Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 50 of Indian Stamp Act 1956.

Payment of Fees:

Amount By Cash

Rs. 46,000/- on 03/03/2014

(Under Article : E = 14/-, H = 28/-, M(b) = 4/- on 03/03/2014)

Deficit Stamp duty

Deficit stamp duty

1. Rs. 30000/- is paid, by the draft number 257550, Draft Date 27/02/2014, Bank : State Bank of India, ELLIOT ROAD, received on 03/03/2014

2. Rs. 45000/- is paid, by the draft number 257559, Draft Date 26/02/2014, Bank : State Bank of India, ELLIOT ROAD, received on 03/03/2014

(Tidip, Misra)
DISTRICT SUB-REGISTRAR-IV

(Signature)
(Tidip Misra)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 68.
Registered in Book - I
CD Volume number 9
Page from 162 to 208
being No 01537 for the year 2014.



(Signature)
(T) Halp Mookj 07 March 2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal