



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

I 982454

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



Affidavit Cum Declaration

Affidavit cum Declaration of Mr Alok Kumar Maskara, duly authorised by the promoter of the proposed project vide its authorization dated 04/02/2019.:

I Alok Kumar Maskara, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s ADCO Construction Pvt Ltd has a legal title to the land on which the development of the proposed project is to be carried out
AND
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st December 2019
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.



For Indicon Estates Pvt. Ltd.

Alok Kumar Maskara

Director

05 FEB 2019

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is verified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that promoter shall open a separate account and within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by the chartered accountant and it shall be verified during the audit that the amounts collected from the project have been utilised for the project and the withdrawal has been in accordance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Indico Estates Pvt. Ltd.

Abhijit Kumar Mondal
Deponent

Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



Verified by me at Kolkata on this 4th Date of February 2019

L.T.I.(s) / Signature(s) / of the
Executant attested by me on Identification

B.K. NASKAR

B. K. NASKAR

Notary, Alipore

Govt. of West Bengal, Regn. No.- 102/2007

Alipore Police Court

Kolkata- 700 027

For Indico Estates Pvt. Ltd.,

Abhijit Kumar Mondal

Deponent Director

Identified by me

[Signature]
Advocate

05 FEB 2019

ক্রমিক নং - 19302

পৌরসভা নাম পতনের প্রমাণপত্র

তারিখ ২৪/১/১৬



Mutation Certificate

রাজপুর-সোনারপুর পৌরসভা

হরিনাডি, কোলকাতা - ৭০০ ১৪৮

শ্রী/শ্রীমতী স্বাভাঙ্গা কল ফৌজদার দ্বাঃ বঙ্গঃ নং ১৭৫৫ আইঃ - (অমল ফৌজদার দ্বাঃ)
আপনার স্বাভাঙ্গা তারিখের আবেদন অনুযায়ী জানানো যাচ্ছে যে আপনার / আপনাদিগের
নামে পৌরসভায় নিম্নবিবরণ অনুযায়ী নাম পতন হয়ে কর নির্ধারণ হয়েছে। নামক - ১৬০, ১৬১,
১৬২, ১৬৩, ১৬৪,
১৬৫, ১৬৬,
ঃ বিবরণ :
ওয়ার্ড নং ২৩ হোল্ডিং নং ১৪১১ রাস্তার নাম স্বাভাঙ্গা স্ট্রীট

মৌজা স্বাভাঙ্গা জে.এল. নং ৪৭ খতিয়ান নং ৫ দাগ নং ৫

জমির পরিমাণ ৩৬৩ মতন, (স্বাভাঙ্গা) জমির চরিত্র বাড়ী
স্বাভাঙ্গা
২৪/১/১৬
কর-নির্ধারণ কর্তা
রাজপুর-সোনারপুর পৌরসভা
উর্ক পৌরপ্রধান
রাজপুর-সোনারপুর পৌরসভা

For Indicon Estates Pvt. Ltd.
Abul Hasan Mahmud
Director

H. C. Narayan
Director

10/10/58
10/10/58

10/10/58

10/10/58

10/10/58

10/10/58

Sl. No.	Name of the person	Address	Occupation	Income		Total Income	Tax Paid	Remarks
				Salary	Other			
1	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>	<i>[Handwritten Occupation]</i>	<i>[Handwritten Salary]</i>	<i>[Handwritten Other]</i>	<i>[Handwritten Total]</i>	<i>[Handwritten Tax]</i>	<i>[Handwritten Remarks]</i>
2	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>	<i>[Handwritten Occupation]</i>	<i>[Handwritten Salary]</i>	<i>[Handwritten Other]</i>	<i>[Handwritten Total]</i>	<i>[Handwritten Tax]</i>	<i>[Handwritten Remarks]</i>
3	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>	<i>[Handwritten Occupation]</i>	<i>[Handwritten Salary]</i>	<i>[Handwritten Other]</i>	<i>[Handwritten Total]</i>	<i>[Handwritten Tax]</i>	<i>[Handwritten Remarks]</i>
4	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>	<i>[Handwritten Occupation]</i>	<i>[Handwritten Salary]</i>	<i>[Handwritten Other]</i>	<i>[Handwritten Total]</i>	<i>[Handwritten Tax]</i>	<i>[Handwritten Remarks]</i>
5	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>	<i>[Handwritten Occupation]</i>	<i>[Handwritten Salary]</i>	<i>[Handwritten Other]</i>	<i>[Handwritten Total]</i>	<i>[Handwritten Tax]</i>	<i>[Handwritten Remarks]</i>



S-12518

2526/13



1/25/15

पश्चिम बंगाल WEST BENGAL
 This document is admitted in
 accordance with the provisions of the
 Registration Act, 1908 and the
 rules thereunder. The Signatures thereon and the
 embossed seal are attached with this
 document as part of this document.

69AA 409217

20145/3

Add. District Sub-Registrar
 Pargana, South 24 Parganas



BOUNDARY DECLARATION

I, SHYAMAL KUMAR DAS, son of Late Madhusudan Das, by faith Hindu, by occupation
 Business, residing at A/177, Ramkrishna Nagar, Garia, P.S. - Sonarpur, Kolkata - 700084, Director
 of MS. ARCO CONSTRUCTION PVT. LTD., a company incorporated under the provisions of
 the Companies Act, 1956 and having its registered office at Aparna Apartment, Ground floor, Garia
 Station Road, P.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, do hereby solemnly affirm and
 declare as under:-

For Indicon Estates Pvt. Ltd.

John Lennon Markham

Director

1. That the above Company is the owner of the Holding No. 1411 Garia Station Road, PO - Garia, P.S. - Sonarpur, District - South 24-pargana, under Rajpur-Sonarpur Municipality Ward No. 29, Miraj - Baram Fortabad, J. No. 47, Khata No. 318, 332, 32, Dag Nos. 831, 830, 829, 832, area of land measuring (as per assessment certificate) 66 Decimal (1 Bigha 19 Katha 14 Chitack 42 sq.ft.) & 01 Bigha 19 Katha 09 Chitack 18 sq.ft. (as per physical measurement) more or less of Vacant Land/Land with structure, standing thereon.
2. That we Proposed to Construct a Building in the aforesaid land/Holding the actual Boundary line of property which is fully mentioned below and demarcated by RFD and we shall liable for dispute of any with our neighbours of this land in future. The Rajpur-Sonarpur Municipality will not be liable for any litigation over the said land.
3. That we have submitted the Plan for the Construction of New Buildings in the same Holding land for sanction vide our application.
4. That we are the owners of the Holding No. 1411 Garia Station Road, PO - Garia, P.S. - Sonarpur, District - South 24-pargana, under Rajpur-Sonarpur Municipality Ward No. 29, Miraj - Baram Fortabad, J. No. 47, Khata No. 318, 332, 32, Dag Nos. 831, 830, 829, 832, area of land measuring (as per assessment certificate) 66 Decimal (1 Bigha 19 Katha 14 Chitack 42 sq.ft.) & 01 Bigha 19 Katha 09 Chitack 18 sq.ft. (as per physical measurement) more or less of Vacant land/ land with Structure standing thereon, more fully described and delineated in the Plan as Attached hereto and shown Coloured in VERMILION.
5. That there is no Civil or Criminal suit pending against the said land, the said land property is free from all encumbrances if any disputes arise regarding the Boundary, Rajpur-Sonarpur

For Indicon Estates Pvt. Ltd.

J. K. Chatterjee
Director

Municipality may Revoke the sanction of the Building Plan.

6. That the Measurement of the Four sides of the land Premises Property belongs to Rajpur-Sonepur Municipality Holding No. 1411 Garis Station Road, PO - Garis, P.S. - Sonepur, District - South 24-pargana, under Rajpur-Sonepur Municipality Ward No. 29, Murga - Barham Farahat, J. No. 47, Khata No. 318, 332, 12, Dag Nos. 831, 836, 828, 832, area of land measuring (as per assessment certificate) 66 Decimals (1 Bigha 19 Katha 14 Chitack 42 sq. ft.) & 01 Bigha 18 Katha 09 Chitack 18 sq. ft. (as per physical measurement) more or less within the Ownership are as follows -

ON THE NORTH > 19.36 + 8.260 Mtr. length of side line and 12.3 mtr. wide
Garis Station Road.

ON THE SOUTH > 11.291 + 8.966 mtr. length of side line.

ON THE EAST > 9.590 + 16.097 + 1.332 + 6.837 + 6.401 + 10.437
+ 4.581 + 5.513 + 5.567 + 0.4 + 2.496 + 12.091 + 14.29 + 2.652 +
9.294 + 7.947 mtr. length of side line.

ON THE WEST > 15.71 + 5.991 + 0.37 + 14.593 + 5.744 + 1.278 + 9.441
+ 4.001 + 6.514 + 3.531 + 3.172 + 8.817 + 7.982 + 4.580
mtr. length of side line.

7. That the enclosed SITE PLAN is also a part of the Declaration.

8. That if any legal dispute arises regarding the boundary of the site Rajpur-Sonepur Municipality have no responsibility & Authority may revoke the sanction after due hearing.

9. That the each and every statement in Paragraph 1, 2, 3, 4, 5, 6, 7 & 8 are true and correct to our knowledge.

For Indicon Estates Pvt. Ltd.

Abul Hasan Masdar
Director

THIS DECLARATION is signed on the 23rd day of August Two thousand & Thirteen
(2013)

WITNESSES-
1. *[Signature]*
2. *Satish Kishore (indv)*

For ABCO CONSTRUCTION PVT. LTD.
[Signature]
Managing Director

SIGNATURE OF THE DECLARANT








Drafted by me as per Rajpur-Sonepur Municipality
[Signature]
TARUN KANTI CHAKRABARTI
Advocate, F.No.No.853/95
Sonepur Civil Court.
Printed by me
[Signature]
CHANDAN KUMARIANA
Sonepur A.D.S.R. office.

For Indicon Estates Pvt. Ltd.
[Signature]
Director

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small Finger
		Left Hand				
	Right Hand					

Name

Signature

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small Finger
		Left Hand				
	Right Hand					



Name *Anil Kumar Das*

Signature *Anil Kumar Das*

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small Finger
		Left Hand				
	Right Hand					

Name

Signature

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small Finger
		Left Hand				
	Right Hand					

Name

Signature

For Indicon Estates Pvt. Ltd.

Hble Kumar Mishra

Director

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 12318 / 2013, Deed No. (Book - IV , 02526/2013)
 Signature of the Presentant:

Name of the Presentant	Photo	Finger Print	Signature with date
Amal Kr. Das A/177, Ramkrishna Nagar, Garia, Kolkata, Thana: Sonarpur, District: South 24-Parganas, WEST BENGAL, India, Pin -700084	 23/08/2013	 LTI 23/08/2013	 23/08/13

ii. Signature of the person(s) admitting the Execution at Office.

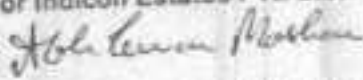
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amal Kr. Das Address -A/177, Ramkrishna Nagar, Garia, Kolkata, Thana: Sonarpur, District: South 24-Parganas, WEST BENGAL, India, Pin -700084	Self	 23/08/2013	 LTI 23/08/2013	 23/08/13

Name of Identifier of above Person(s)
 Tarun Kanti Chakraborty
 Sonarpur, Thana: Sonarpur, District: South
 24-Parganas, WEST BENGAL, India.

Signature of Identifier with Date


23/08/13


 (Blow-off Copy)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SONARPUR

For Indicon Estates Pvt. Ltd.

 Director



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District-South 24-Parganas

Endorsement For Deed Number : IV - 02526 of 2013
(Serial No. 12518 of 2013 and Query No. 1608L000020145 of 2013)

On 23/08/2013

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 : 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 23/08/2013

(Under Article : E = 7/- on 23/08/2013)

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.- /-

Certified that the required stamp duty of this document is Rs.- 10/- and the Stamp duty paid is Impresive Rs.- 10/-

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

Presented for registration at 13.40 hrs on 23/08/2013, at the Office of the A.D.S.R. SONARPUR by Anil Kr. Das, Executant.

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

Execution is admitted on 23/08/2013 by


1. Anil Kr. Das

Director, M/s. Adco Construction Pvt. Ltd., Aparupa Apartment, Ground Floor, Garia Station Road, Kolkata, Thana-Sonarpur, P.O. :-Garia, District-South 24-Parganas, WEST BENGAL, India. Pin :-700054.

, By Profession : Business

Identified By Tarun Karil Chakraborty, son of M K Chakraborty, Sonarpur, Thana-Sonarpur, District-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate

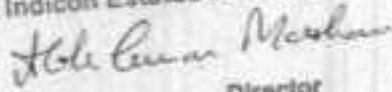
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

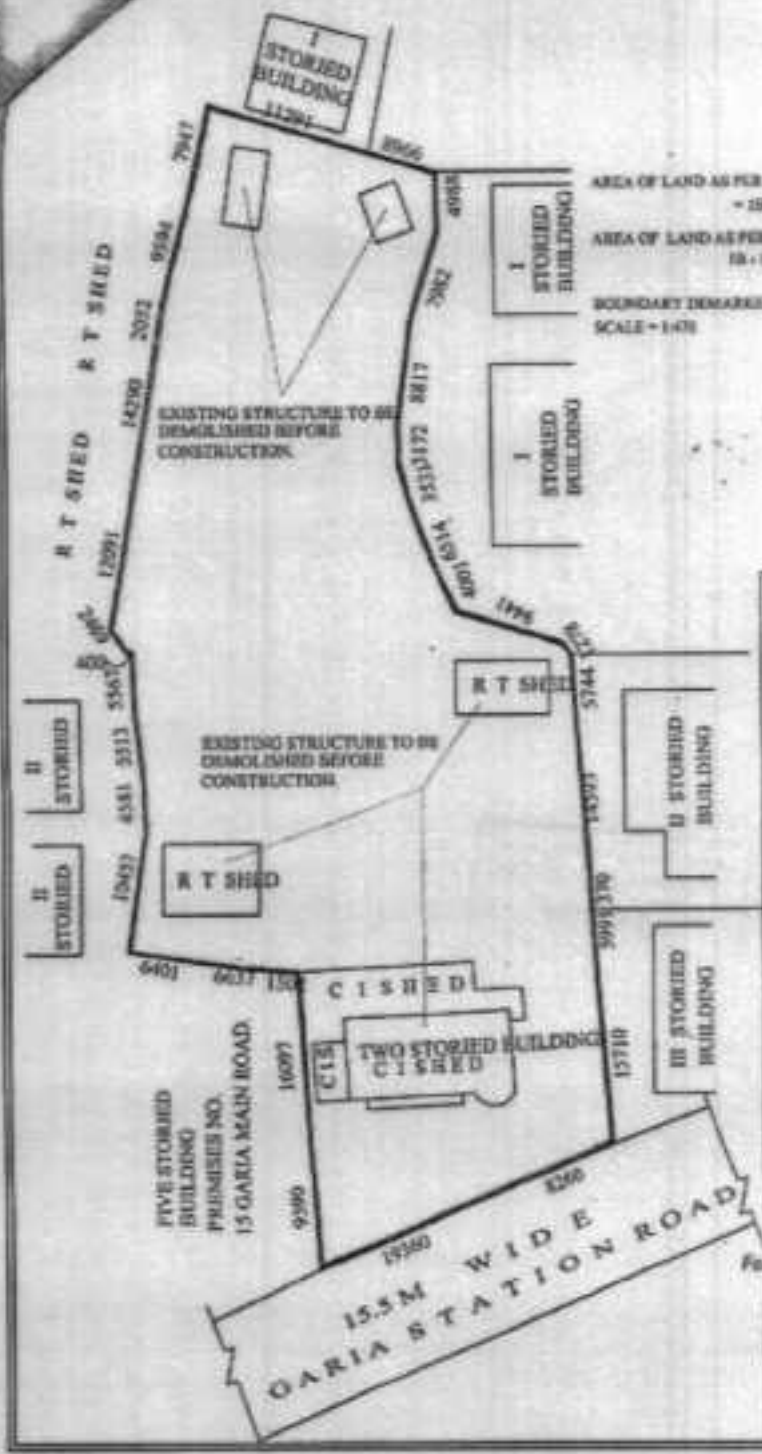
23/08/2013 14:37:00

EndorsementPage 1 of 1

For Indicon Estates Pvt. Ltd.


Director

NO. 1411, GARIA STATION ROAD, WARD NO. - 29, MOUZA - BARIAN
 PLAN NO. - 318, 332, 12, R.S. DAG NO. - 831, 836, 839, 832, J.L. NO. - 47, P.S. - SONARPUR
 UNDER RAJPUR SONARPUR MUNICIPALITY.



AREA OF LAND AS PER ASSIGNMENT CERTIFICATE - 11671 SQM
 = 29 - 19L - 14 CR - 43 SQFT - 2871 SQ M
 AREA OF LAND AS PER PHYSICAL MEASUREMENT -
 18 - 19L - 8 CR - 18 SQFT - 2047 SQ M
 BOUNDARY DEMARKED BY RED BOUNDING LINE
 SCALE = 1:475

DECLARATION OF E.S.A.
 THE SITE IS MEASURED BY ME, AND IT TALLIES WITH THE DEED PLAN AND ACTUAL MEASUREMENT MENTIONED IN THE PROPOSED PLAN.

JAY PRAKASH AGRAWAL
 561/RJP50N/EBA/03-04

SIGNATURE OF E.S.A.

DECLARATION OF OWNER
 THE RED MARKED PORTION OF LAND IS IN MY POSSESSION AND IT IS FREE FROM ALL ENCUMBRANCES.

For ADDITIONAL COPY - P.T. LTD.
(Signature)
 Manager

SIGNATURE OF OWNER

For Indicon Estates Pvt. Ltd.
(Signature)
 Director

Certificate of Registration under section 60 and Rule 68.

Registered in Book - IV
CD Volume number 4
Page from 4521 to 4530
being No 02525 for the year 2013.



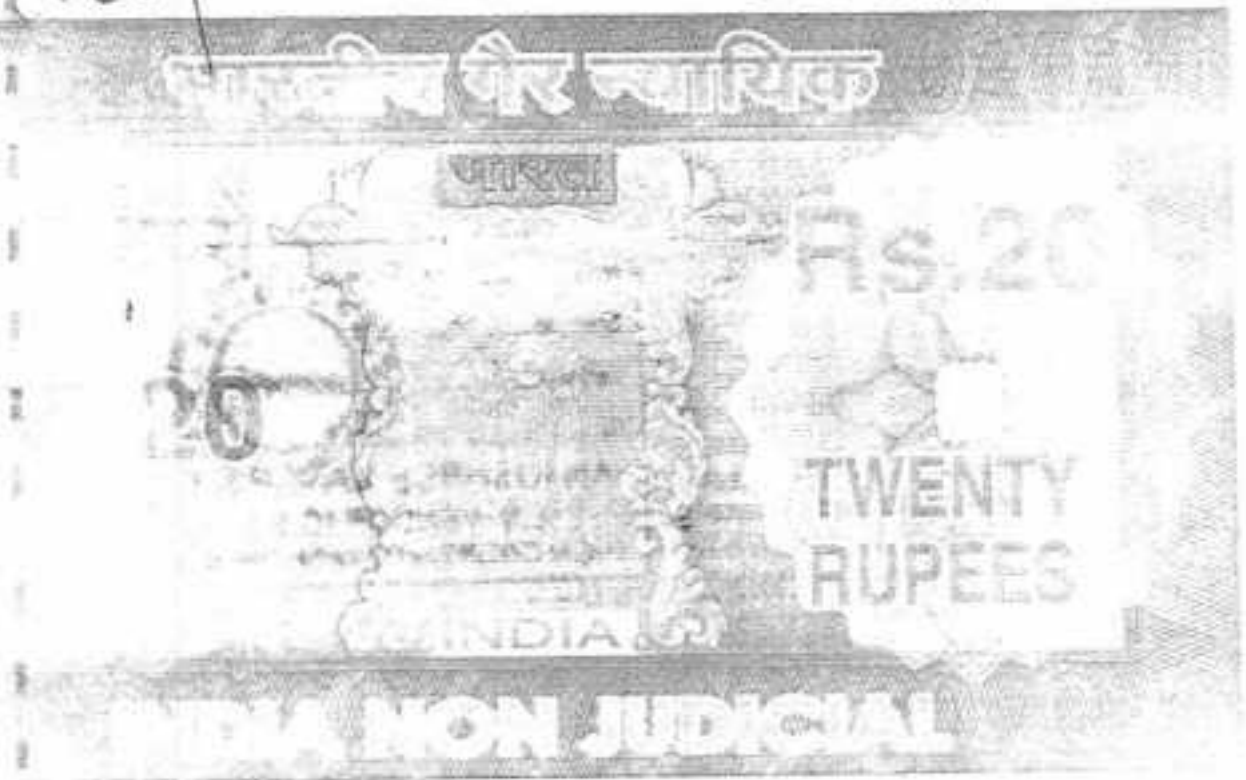
Be
(Biswa) B Day) 23-August-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

For Indicon Estates Pvt. Ltd.

Abul Hasan Ali Nadwi
Director

10887

F-00 863/2016



पश्चिम बंगाल WEST BENGAL

19AA 736715

scruped that the document is examined in registration, the signature sheets and the endorsement sheets attached with the document are part of this document

[Signature]
 District Sub-Registrar - IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 16 FEB 2016

THIS JOINT VENTURE PROFIT SHARING AGREEMENT made this 16th day of February, 2016 BETWEEN

For Indicon Estates Pvt. Ltd.

[Signature]

Director

ADCO CONSTRUCTION PVT. LTD., PAN No. AAGCA3645J, a Company incorporated under the Provisions of the Companies Act, 1956 and having its registered Office at Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia Station Road, P. O. Garia, P. S. Sonarpur, Kolkata-700084 represented by one of its Director **Mr. Amal Kumar Das, PAN No. ADTPD9604M**, Son of Late Madhusudan Das, of Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia Station Road, P. O. Garia, P. S. Sonarpur, Kolkata-700084 hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators, legal representatives, successors and assigns) of the **ONE PART**

-AND-

INDICON ESTATES PVT. LTD., PAN No. AAACI5594E, a Company incorporated under the Provisions of the Companies Act, 1956 and having its registered office at 2, N. C. Dutta Sarani, 6th Floor, Unit-II, Sagar Estate, P.O. GPO, P. S. Hare Street, Kolkata-700 001 represented by one of its Director, **Mr. Sunil Kedia, PAN No. AFVPK2437H**, Son of Late Radheshyam Kedia, of Flat No.12, 9th Floor, Chatterjee International, 33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata-700071 hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS:

A) Pursuant to 6 (six) several registered Deed of Indenture, the Owner herein for valuable consideration and on the terms and conditions contained therein purchased **ALL THAT** piece and parcel of land together with structures standing thereon particulars whereof are mentioned herein below :

PARTICULARS

Sl. No.	Date	Deed No.	Purchased from	Area
1.	29 th May, 1998	7296	Dipankar Bhattarjee, Son of Late Kalipada Bhattarjee of Green Tower, Block-C, Flat No.5/9, Golf Green, Kolkata-700 095	Mentioned in Schedule-"A" in Part-I
2.	5 th June, 1998	2138	- DO -	Mentioned in Schedule-"A" in Part-II

For Indicon Estates Pvt. Ltd.

Sunil Kedia

Director

Sl. No.	Date	Deed No.	Purchased from	Area
3.	11 th November, 1998 (for the year 1999)	2684	- DO -	Mentioned in Schedule-"A" in Part-III
4.	4 th December, 1998 (for the year 1999)	2685	- DO -	Mentioned in Schedule-"A" in Part-IV
5.	26 th May, 2003	1961	- DO -	Mentioned in Schedule-"A" in Part-V
6.	20 th April, 2001	2512	Swasti Bhattacharjee & Others	Mentioned in Schedule-"A" in Part-VI

more fully and particularly described in **Schedule-A (In Part-I to Part-VI)** hereunder written total measuring about 40 Cottahs & Chittack 16 Sq. Ft. (more or less).

B) The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring about 40 Cottahs & Chittaks 16 Sq. Ft. (more or less) **TOGETHER WITH** building and other structures standing thereon being Municipal Holding No.1411, Ward No.24, in Mouza- Barhansfartabad, under Rajpur Sonarpur Municipality, South 24-Parganas, Garia Station Road, P. O. Garia, P. S. Sonarpur, Kolkata-700 084 morefully and particularly described in the **Schedule-B** hereunder written and delineated with Red Ink in the Plan/Map annexed hereto and hereinafter referred to as the "said property".

C) The Owner is desirous of developing the said property and has approached the Developer for the same.

D) The Owner has agreed to permit the Developer to develop and sell the said property on the terms and conditions recorded hereinafter.

E) The parties hereto are desirous of recording the said terms and conditions in the manner hereinafter appearing.

F) The parties hereto agree i.e. Owner's share shall be 50% and the developer's share shall be 50% as per 19.4.2010 agreement executed by the parties.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. It shall be the responsibility of the Developer to get the mutation, conversion and amalgamation of the said property done and to get the plan prepared and submit the same to Rajpur Sonarpur Municipality and to pursue

For Indicon Estates Pvt. Ltd.

Hoh-huan Meorla

Director

Sami Yedoo

and follow up the sanction of the Plan/Plans by Rajpur Sonarpur Municipality and other authorities. All expenses and charges incurred in respect thereof shall be borne and paid by the parties equally.

2. In consideration of the Owner hereby permitting the Developer to develop the said property, the Developer has agreed to pay a total sum of Rs.2,25,00,000/- (Rupees Two Crores & Twenty Five Lakhs only) to the Owner in the following manner:

- a) Rs.51,00,000/- (Rupees Fifty One Lakhs only) as and by way of non-adjustable advance shall be paid on or before the execution of this Agreement (the payment and receipt whereof the Owner doth hereby admit and acknowledge).
- b) A further sum of Rs.49,00,000/- (Rupees Forty Nige Lakhs only) being the non-adjustable advance and a further sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only) being the adjustable advance shall be paid by the Developer to the Owner within 6 (six) months from the date of execution of this Agreement. Both parties shall endeavour to obtain necessary permission for conversion and mutation within a period of 6 (six) months but not later than 10 (ten) months at the cost of both Owner and Developer equally. A sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lacs only) shall be first adjusted from the sale proceeds of the spaces in the newly constructed building out of share of the Owner received from the intending Purchasers.

3. The Owner hereby permits the Developer and the Developer shall develop at its own costs, efforts and expenses the said property more fully and particularly described in **Schedule-B** hereunder written. For development of the said property, the Developer shall be entitled to apply for obtaining necessary sanction and necessary permission from all the concerned Authorities for commencement and completion of the construction on the said property, to demolish the existing building and structures standing thereon and to complete the construction work, to construct flats, offices, garages, shops, car parking spaces etc.

4. The costs, charges, expenses and outgoings for construction, erection and completion of the building/buildings with amenities and facilities shall be borne and paid up by the Developer without any claim for escalation.

5. The Developer shall also sign all such papers, affidavits and declarations as may be necessary for getting the said property mutated, converted and amalgamated with the concerned authorities.

For Indicon Estates Pvt. Ltd.

Abhishek Kumar

Director

6. The Developer shall be entitled to demolish the existing boundary walls and to reconstruct the same, if required.
7. On payment of the aforesaid amounts by the Developer to the Owner, the Owner and Developer shall be in joint peaceful, free from all encumbrances, possession of the said property. The Owner has further agreed that the Owner shall hand over peaceful, vacant, free from all encumbrances possession of the said property to the Developer for development of the said property in terms of this Agreement immediately on sanction of the building/buildings plan/plans by the concerned Authorities.
8. On execution of this agreement, the Owner shall allow the Developer and/or its men, servants, agents and representatives to enter upon the said property as and when the Developer may require for the purpose of development of the same.
9. The buildings shall always be known as "INDICON-ADCO" and/or by such other name which may be mutually agreed upon between the Owner and the Developer.
10. The original Title Deeds and documents in respect of the said property shall remain in the safe custody of the Owner and he/they shall allow inspection of the same on all days between 10.30 A.M. to 5 P.M. to the Developer and/or his authorized person including intending Purchasers of the spaces in the proposed newly constructed building at the said property and to make extract therefrom and shall produce the same before any local authority, statutory authority or Court of Law as may be reasonably required by the Developer to be produced.
11. The Owner shall not encumber in any manner whatsoever the said property and in this regard the Owner has also affirmed an Affidavit.
12. The Developer shall for and on behalf of the Owner and in the name of the Owner be entitled to submit to the Municipal Corporation and all other concerned authorities Plans for getting the said property developed. The Owner and the Developer shall share all costs, fees and expenses only for the purpose of sanction of building plan by the concerned authorities, equally.
13. The developer shall also at all times be entitled to alter and modify the buildings, plans as they may desire and as permitted in accordance with the Rules.
14. The Developer shall at its own costs be entitled to appoint Architects, Contractors, Engineer, Supervisor, Labourers etc. for development of the said property.

For Indicon Estates Pvt. Ltd.

H. L. M. M. M.

Director

15. The buildings shall be constructed under the supervision and guidance of the Architect and the decision of the Architect as to the cost, quality of materials and specifications to be used for construction of the buildings shall be final.

16. The Owner hereby simultaneously to the execution of this Agreement has also executed a Power of Attorney in favour of the Developer herein for the purpose of development of the said property authorizing them to do all lawful acts, deeds, matters and things pertaining to the development of the said property and for the said purpose to approach the authorities concerned including the Rajpur Sonarpur Municipality and the authorities appointed under the said Act or any other law and for doing all acts, deeds, matters and things to be done or incurred by the Developer in their behalf as also to sign all letters, application, agreements, documents, court proceedings, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in this behalf and to appear and represent before concerned Authorities.

17. The Developer shall construct buildings as per the sanction plan on the said property within 4 (four) years from the date of sanction of the buildings Plan by the concerned Authorities and the Developer shall be responsible for the quality of construction and the Owner shall not be responsible for the same.

18. The Developer shall be entitled to modify the approved buildings Plans as they may deem fit provided the modifications are within or as per the provisions of the approved scheme laid down by the competent Authority. The Developer shall pay all the fees of RCC consultants appointed by them for development of the said property.

19. The Developer shall in course of erection and completion of the said buildings do all lawful acts, deeds and things and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.

20. The Developer shall be solely responsible and be fully entitled to negotiate and finalise amounts and all other terms and conditions for sale of the spaces in the newly constructed buildings to the intending Purchasers and the sale proceeds shall be shared by the Developer and the Owner in equal ratio. The Developer shall be entitled to first adjust the sum of Rs1,25,00,000/- (Rupees One Crore Twenty Five Lacs only) paid by the Developer to the Owner as adjustable advance from the sale proceeds payable to the Owner. It has been further agreed by the parties herein that no space (other than car parking and garage) in the newly constructed building shall be sold below Rs.2,800/- (Rupees Two Thousand & Eight Hundred only) per Sq. Ft. and Rs.6,000/- (Rupees Six Thousand only) per Sq. Ft. in respect of commercial

For Indicon Estates Pvt. Ltd.

Holi Kumar Mishra

Director

space. Price of the Flat and price of the commercial spaces may be revised or modified by the consent of both parties.

21. Not to do any act, deed or thing whereby the Developer is prevented from selling, assigning or disposing of any portion of the proposed newly constructed buildings.

22. All deeds, papers and documents to be executed between the parties hereto and/or by and between the parties hereto in favour of the Purchasers of the Units shall be prepared by Developer's Advocate subject to the approval of the Owner's Advocate which approval shall not be withheld for more than 7 (Seven) days failing which it shall be treated as deemed approval.

23. The Owner shall pay and bear all municipal rates, taxes, charges and surcharges till the date of sanction of the buildings plan and thereafter the same shall be borne and paid equally by the parties herein till the completion certificate is obtained from the concerned Authorities.

24. The entire development work shall be carried out by the Developer at their own risk, costs and expenses. They shall bear and pay the bills of the suppliers of the building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the development work.

25. The Owner and/or his men, servants, agents, assigns and/or anybody claiming under him shall not cause any disturbance, interference and/or hindrance to the Developer and/or their men, servants, agents and assigns from carrying out and executing the development work on and from the said property.

26. All costs and expenses incurred for the purpose of marketing and brokerage for sale of the spaces in the newly constructed building shall be borne and paid by the parties equally. Provided however the brokerage and commission charges shall not exceed 1% of the total sale proceeds until otherwise mutually agreed by the parties herein.

27. The parties herein shall sign and execute the Letter of Allotment/ Agreement for Sale and Deed of Conveyance entered into by and between the intending Purchasers of the spaces in the said newly constructed buildings. The Developer shall be the Confirming Party in all such Agreements.

For Indicon Estates Pvt. Ltd.

H. K. Kumar Mishra

Director

28. All accounts between the parties hereto shall be settled at the office of the Developer.

29. In the event any of the letter of Allotment/ Sale Agreement is cancelled by the intending Purchaser, the parties herein shall refund the amounts received after forfeiting the agreed amount to the said intending Purchaser in equal ratio.

30. The Owner is using the said property at present for the purpose of holding Parties and Marriages. The Owner hereby undertakes that on and from 30th September, 2010 he shall not take any booking of any Party and/or Marriage at or from the said property.

31. The Owner hereby declares and confirms as under :-

- (a) The Owner is otherwise well and sufficiently entitled to the said property described in the Schedule hereunder written. His title to the said property is free and marketable.
- (b) No other person except the Owner has any right, claim or demand in respect of the said property or any part thereof.
- (c) The Owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any change in the existing tenancies or any of them.
- (d) The Owner has not entered into any agreement or agreement, oral or written with regard to the sale of the said property.
- (e) There are no proceedings instituted by or against the Owner in respect of the said property and pending in any Court or before any authority and the said property is not under any lispendens.
- (f) No Notice from any Government, Municipal Corporation or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act and Urban Land Ceiling Act, or any other statute has been received or served upon the Owner in respect of the said property or any part thereof.

For Indicon Estates Pvt. Ltd.

Abhishek Mehta

Director

- which restricts or may restrict the development of the said property.
- (g) The said property is not under any reservation and there are no restrictions on development thereof.
- (h) The Owner shall not create any mortgage and/r lien the original title deeds to the said property against the same.

32. The Developer shall, on grant of the sanction of the buildings plan by the concerned Authority, commence construction on the said property and also allot on ownership basis the spaces in the building or structures to be constructed by the Developer on the said property or any part of the said property to the prospective Purchaser and for that purpose to enter into Agreement and/or Letter of Allotment or such other writings or documents for sale of units/flats/shops/garages/parking etc. in the said property and to receive moneys from the persons to whom the said premises are sold or allotted and to distribute the same in equal ration between the parties hereto subject to Clause-20 hereinbefore.

33. On execution of this Agreement, the Developer shall be entitled to advertise in one English Newspaper and in one Bengali Newspaper an advertisement notifying about the execution of this Agreement.

34. All costs, expenses and charges of Architect, Engineers, Contractor, Labours, wages, salaries etc. for erection and construction of the buildings at the said property shall be borne by the Developer.

35. Mutual trust and confidence between the parties hereto is the essence of this Agreement which cannot be valued in terms of the money.

36. Only Court at Kolkata shall have exclusively jurisdiction in relation to any matter, dispute and/or difference arising out of this Agreement.

37. All disputes and differences between the parties hereto touching and/or relating to this Agreement and the construction or interpretation of any of the terms and conditions herein contained or determination of any right, title and interest or law either during the continuance of this Agreement or upon its termination or any matter relating to or arising out of this Agreement or determination or termination of this Agreement shall be referred to joint arbitration of Mr. Mrinal Kanti Mullick, Advocate of Baruipore Court and Mr. Anil Choudhury, Advocate C/o. Choudhury & Co., Advocates of 10, Old Post Office Street, Ground Floor, Room No.12, Kolkata-700001 in the Arbitration and Conciliation Act, 1996 or any statutory enactment or modifications

For Indicon Estates Pvt. Ltd.

H. K. M. M. M.

Director

thereunder and the decision of the Arbitrators shall be final and binding on the parties.)

38. ~~That the Owner and the Developer executed a Development Agreement with effect from 10th April 2010 in this regard. The terms and conditions of this Agreement and the previous Agreement are same.~~

39. The stamp duty and registration charges, if any, in respect hereof shall be borne and paid by the Developer.

THE SCHEDULE-A ABOVE REFERRED TO :

(Part-I)

ALL THAT piece and parcels of Bastu land measuring 6 Cottah 8 Chittaks together with 100 Sq.Ft. fully bamboo tiled shaded structure of R.S. Dag No.829 under R. S. Khatian No.332 appertaining to Mouja-Barhansartabad having a Rayati Sthitiban Satta, Pargana Medanmolla, Touji No.109, R.S. No.7, J. L. No.47, under Rajpur Sonarpur Municipality being Ward No.24, at present Ward No.29, P.S. Sonarpur in the District- 24-Parganas (South) butted and bounded :-

ON THE NORTH : Garia Station Road
ON THE SOUTH : Dag No.829
ON THE EAST : Dag No.830
ON THE WEST : Dag No.828

(Part-II)

ALL THAT piece and parcels of Bastu and Bagan land measuring 6 Cottah 8 Chittaks 0 Sq.Ft. together with fully bamboo tiled shaded structure measuring 100 Sq. Ft. being portion of R.S. Dag Nos.829 and 831 under Khatian Nos.332 and 318 appertaining to Mouja- Barhansartabad having a Rayati Sthitiban Satta, Pargana Medan Molla, Touji No.109, R.S. No.7, J. L. No.47, under Rajpur Sonarpur Municipality being Ward No.24, at present Ward No.29, P.S. Sonarpur in the District- 24-Parganas (South) butted and bounded :-

ON THE NORTH : R.S. Dag No.829
ON THE SOUTH : 833 & 832
ON THE EAST : Dag No.831
ON THE WEST : Dag No.828.

For Indicon Estates Pvt. Ltd.

H. L. Kumar

Director

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(Part-III)

ALL THAT piece and parcels of Bastu and Bagan land measuring 6 Cottah 8 Chittaks 16 Sq.Ft. together with fully bamboo tiled shaded structure measuring 100 Sq. Ft. being portion of R.S. Dag Nos.830 and 831 under Khatian No.318 appertaining to Mouja- Barhansfartabad having a Rayati Sthitiban Satta, Pargana Medanmolla, Touji No.109, R.S. No.7, J. L. No.47, under Rajpur Sonarpur Municipality being Ward No.24, at present Ward No.29, P.S. Sonarpur in the District- 24-Parganas (South) butted and bounded :-

ON THE NORTH : Road
ON THE SOUTH : R.S. No.831
ON THE EAST : Dag No.830 (part)
ON THE WEST : Dag No.829.

(Part-IV)

ALL THAT piece and parcels of Bagan land measuring 6 Cottah 8 Chittaks 00 Sq.Ft. being portion of R.S. Dag No.831 under Khatian No. 318 appertaining to Mouja- Barhansfartabad having a Rayati Sthitiban Satta, Pargana Medan Molla, Touji No.109, R.S. No.7, J. L. No.47, under Rajpur Sonarpur Municipality being Ward No.24, at present Ward No.29, P.S. Sonarpur in the District- 24-Parganas (South) butted and bounded :-

ON THE NORTH : Dag No.830, 831 (part)
ON THE SOUTH : Dag No. 832
ON THE EAST : Dag No.854, 855
ON THE WEST : Dag No.831.

(Part-V)

ALL THAT piece and parcel of Sali land measuring 12 Decimals equivalent to 7¼ Cottah of land out of 24 decimals of land being the undivided ½ of 24 decimals of land being portion of R.S. Dag No.832 under R. S. Khatian No.12 appertaining to Mouza- Barhansfartabad having a rayati

For Indicon Estates Pvt. Ltd.

Abdur Rahman

Director

Sthitiban Satta, Pargana- Medanmolla, R.S. No.7, Touzi No.109, J. L. No.47 under Rajpur Sonarpur Municipality, Ward No.24, at present Ward No.29, P.S. Sonarpur in the District South 24-Parganas butted and bounded :-

ON THE NORTH : Dag No.829, 831
 ON THE SOUTH : Dag No. 834
 ON THE EAST : Dag No.850, 851
 ON THE WEST : Dag No.833.

(Part-VI)

ALL THAT piece and parcels of Sali land measuring 12 Decimals equivalent to $7\frac{1}{4}$ Cottah of land out of 24 decimals of land being the undivided $\frac{1}{2}$ of 24 decimals of land being portion of R.S. Dag No.832 under R. S. Khatian No.12 appertaining to Mouza- Barhansfartabad having a rayati Sthitiban Satta, Pargana- Medanmolla, R.S. No.7, Touzi No.109, J. L. No.47 under Rajpur Sonarpur Municipality, Ward No.24, at present Ward No.29, P.S. Sonarpur in the District South 24-Parganas butted and bounded :-

ON THE NORTH : Dag No.829, 831
 ON THE SOUTH : Dag No. 834
 ON THE EAST : Dag No.850, 851
 ON THE WEST : Dag No.833.

THE SCHEDULE-B ABOVE REFERRED TO :

ALL THAT piece and parcels of Bastu, Bagan and Sali land measuring about 40 Cottahs 8 Chittacks 16 Sq. Ft. (more or less) together with buildings and structures standing thereon in R. S. Dag Nos.829, 830, 831 and 832 under R. S. Khatian No.12, 318 and 332 appertaining to Mouza- Barhansfartabad having a Rayati Sthitiban Satta Pargana Medan Molla, Touzi No.109, R. S. No.7, J. L. No.47 under Rajpur Sonarpur Municipality, Ward No.24, at present Ward No.29, P. S. Sonarpur, District- 24-Parganas (South), Municipal Holding No.1411, Garia Station Road, P. O. Garia, Kolkata-700084, butted and bounded as under :

For Indicoog Estates Pvt. Ltd.

H. L. Kumar

Director

ON THE NORTH : Garia Station Road, R.S. Dag No.830 (Part)
 ON THE SOUTH : Vacant Land R.S. Dag No.834
 ON THE EAST : R.S. Dag Nos.830, 855, 854, 851 and 850
 ON THE WEST : R.S. Dag Nos.828 and 833.

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 OWNER in the
 Presence of :

Pankaj Sharma.
 2, N.C. Dutta Sarani
 Kol-1.

For ADCO CONSTRUCTION PVT. LTD.

 Managing Director

SIGNED AND DELIVERED by
 the withinnamed DEVELOPER in the
 Presence of :

Pankaj Sharma.
 2, N.C. Dutta Sarani.
 Kol-1.

For Indicon Estates Pvt. Ltd.
 Sunil Kedia
 Director

Drafted by
 - Anur Choudhary
 - Adarsh
 High Court Calcutta
 6/6/91

For Indicon Estates Pvt. Ltd.

 Director

MEMO OF CONSIDERATION

Received by the withinnamed Owner from the within named Developer the sum of Rs.51,00,000/- (Rupees Fifty One Lakh only).

1 Paid by A/c payee cheques

51,00,000.00

TOTAL 51,00,000.00

(RUPEES FIFTY ONE LAKH ONLY)

WITNESSES:

Pankaj Sharma
 2 N.C. Datta Sarani
 Kol-1.























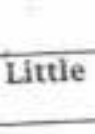
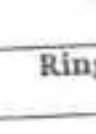
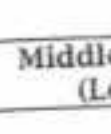
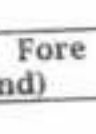
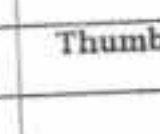
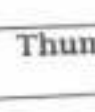
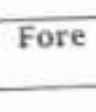
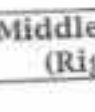
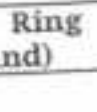
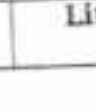
For ADGO CONSTRUCTION PVT. LTD.

 Managing Director

For Indicon Estates Pvt. Ltd.

 Director

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
1.	 Sunil Kedia						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
2.	 Anil Kumar Sharma						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
3.							
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	

For Indicon Estates Pvt. Ltd.
Hali Kumar Sharma
 Director

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

863/16

RN: 19-201516-003343493-1

Payment Mode Online Payment

BRN Date: 15/02/2016 16:12:33

Bank: Indian Overseas Bank

BRN: 20160215944172

BRN Date: 15/02/2016 16:29:49

DEPOSITOR'S DETAILS

Id No. : 16040000217250/1/2016

(Query No./Query Year)

Name : INDICON ESTATES PVT. LTD.

Contact No. : Mobile No. : +91 9831075885

E-mail : maskara.alok@gmail.com

Address : 2, N.C.DUTTA SARANI
6TH FLOOR

Applicant Name : KOLKATA 700001

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16040000217250/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	56142
2	16040000217250/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	75021
Total				131163

In Words : Rupees One Lakh Thirty One Thousand One Hundred Sixty Three only

Sunil Kedia

For Indicon Estates Pvt. Ltd.

Director



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000217250/2016	Query Date	13/02/2016 1:19:29 PM
Office where Deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Sunil Kedia		
Address	33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata- Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700071		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9903018991		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 51,00,000/-]		
Set Forth value	Rs. 9/-	Total Market Value:	Rs. 7,58,85,027/-
Stampduty Payable	Rs. 75,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 58,142/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

For Indicon Estates Pvt. Ltd.

Hilal Anwar Moshir

Director

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No.- 629 , RS Khatian No:- 332	3 Katha 4 Chatak	1/-	70,96,763/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L2	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 831 , RS Khatian No:- 318	3 Katha 4 Chatak	1/-	55,53,990/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L3	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 832 , RS Khatian No:- 12	12 Dec	1/-	1,24,28,508/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 831 , RS Khatian No:- 318	6 Katha 8 Chatak	1/-	1,11,07,979/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L5	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 830 , RS Khatian No:- 318	3 Katha 4 Chatak	1/-	70,96,763/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L6	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 831 , RS Khatian No:- 318	3 Katha 4 Chatak	1/-	55,53,990/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L7	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 829 , RS Khatian No:- 332	6 Katha 8 Chatak	1/-	1,41,93,526/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L8	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 832 , RS Khatian No:- 12	12 Dec	1/-	1,24,28,508/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Query No:-16040000217250/2016, 13/02/2016 01:29:02 PM SOUTH 24-PARGANAS (D.S.R. - IV) Form www.wbrregistration.gov.in

For Indicon Estates Pvt. Ltd.

Abhishek Mishra

Director

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
Total			68.9 Dec	8/-	7,54,60,027/-	
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Floor No: 1	300 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete	
S1	On Land L1, L2, L3	300 Sq Ft.	1/-	2,25,000/-	Structure Type-Structure	
Landlord Details						
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	ADCO CONSTRUCTION PVT. LTD Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Organization	Executed by: Representative,	PAN No. AAGCA3645J,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Amal Kumar Das , director, ADCO CONSTRUCTION PVT. LTD Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AAGCA3645J,		ADCO CONSTRUCTION PVT. LTD		

For Indicon Estates Pvt. Ltd.

Abhijeet Pradhan

Director

DATED THIS DAY OF FEBRUARY, 2016

BETWEEN

ADCO CONSTRUCTION PVT. LTD.

..... OWNER

-AND-

INDICON ESTATES PVT. LTD.

.... DEVELOPER

JOINT VENTURE PROFIT SHARING
AGREEMENT



ANIL CHOUDHURY, Advocate
C/o. CHOUDHURY & CO.
Advocates,
10, Old Post Office Street,
Ground Floor, Room No.12,
Kolkata-700 001.




For Indicon Estates Pvt. Ltd.,




Abhinav Mishra

Director

Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sunil Kedia 33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata-700071, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071	 16/02/2016 1:13:42 PM	 LTI 16/02/2016 1:13:50 PM
		 16/02/2016 1:14:01 PM	


Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ADCO CONSTRUCTION PVT. LTD Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AAGCA3645J.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Amal Kumar Das Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia Station Road, P. O. Garia, P. S. Sonarpur, Kolkata-700084, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAGCA3645J.; Status : Representative; Date of Execution : 16/02/2016; Date of Admission : 16/02/2016; Place of Admission of Execution : Office	 16/02/2016 1:14:07 PM	 LTI 16/02/2016 1:14:13 PM
		 16/02/2016 1:14:28 PM	

For Indicon Estates Pvt. Ltd.


Abhijit Das

Director

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	INDICON ESTATES PVT.-LTD 2, N. C. Dutta Sarani, 8th Floor, Unit-II, Sagar E, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACI5594E.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Sunil Kedia 33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata-700071, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFVPK2437H.; Status : Representative; Date of Execution : 16/02/2016; Date of Admission : 16/02/2016; Place of Admission of Execution : Office	 16/02/2016 1:13:42 PM	 LTI 16/02/2016 1:13:50 PM
		 16/02/2016 1:14:01 PM	

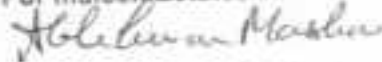
B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Pankaj Sharma Son of Shri Saroj Sharma 2 N C Dutta Sarani, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India.	Mr Arnal Kumar Des, Mr Sunil Kedia	 16/02/2016 1:14:40 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 829, RS Khatian No:- 332	3 Katha 4 Chatak	1/-	70,96,763/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

For Indicon Estates Pvt. Ltd.



Director

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 831, RS Khatian No:- 318	3 Katha 4 Chatak	1/-	55,53,990/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 832, RS Khatian No:- 12	12 Dec	1/-	1,24,28,508/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 831, RS Khatian No:- 318	6 Katha 8 Chatak	1/-	1,11,07,979/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L5	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 830, RS Khatian No:- 318	3 Katha 4 Chatak	1/-	70,96,763/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road
L6	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 831, RS Khatian No:- 318	3 Katha 4 Chatak	1/-	55,53,990/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L7	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 829, RS Khatian No:- 332	6 Katha 8 Chatak	1/-	1,41,93,526/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L8	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 24	RS Plot No:- 832, RS Khatian No:- 12	12 Dec	1/-	1,24,28,508/-	Proposed Use: Bastu, ROR: Shall, Property is on Road

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
For Indicon Estates Pvt. Ltd.					
<i>Abul Kalam Hashmi</i> Director					

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	5.3625	100
L2	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	5.3625	100
L3	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	12	100
L4	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	10.725	100
L5	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	5.3625	100
L6	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	5.3625	100
L7	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	10.725	100
L8	ADCO CONSTRUCTION PVT. LTD	INDICON ESTATES PVT. LTD	12	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sunil Kedia
Address	33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata-, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700071
Applicant's Status	Buyer/Claimant

For Indicon Estates Pvt. Ltd.

Sunil Kedia

Director

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

Endorsement For Deed Number : I - 160400863 / 2016

Query No/Year	16040000217250/2016	Serial no/Year	1604000887 / 2016
Deed No/Year	I - 160400863 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Sunil Kedia	Presented At	Office
Date of Execution	16-02-2016	Date of Presentation	16-02-2016
Remarks			

On 15/02/2016

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 7,56,85,027/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 16/02/2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56,142/- (B = Rs 56,089/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 56,142/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 56,142/- is paid, by online on 15/02/2016 4:29PM with Govt. Ref. No. 192015160033434831 on 15-02-2016, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20160215944172 on 15/02/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 75,021/- is paid, by online on 15/02/2016 4:29PM with Govt. Ref. No. 192015160033434831 on 15-02-2016, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20160215944172 on 15/02/2016, Head of

For Indjcon Estates Pvt. Ltd.



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

Presented for registration at 13:04 hrs on : 16/02/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sunil Kedia .

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

Execution is admitted on 16/02/2016 by

Mr Amal Kumar Das director, ADCO CONSTRUCTION PVT. LTD, Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Mr Amal Kumar Das, Son of Late Madhusudan Das, Shubhaloy Das Bhavan, New K. B. Roy Garden, Garia Station Road, P. O. Garia, P. S. Sonarpur, Kolkata-700084, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By profession Business

Identified by Shri Pankaj Sharma, Son of Shri Saroj Sharma, 2 N C Dutta Sarani, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 16/02/2016 by

Mr Sunil Kedia director, INDICON ESTATES PVT. LTD, 2, N. C. Dutta Sarani, 8th Floor, Unit-II, Sagar E, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India: PIN - 700001 Mr Sunil Kedia, Son of Late Radheshyam Kedia, 33A, Jawaharlal Nehru Road, Park Street, P. S. Shakespeare Sarani, P. O. Middleton Street, Kolkata-700071, P.O: Middleton Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, By caste Hindu, By profession Business

Identified by Shri Pankaj Sharma, Son of Shri Saroj Sharma, 2 N C Dutta Sarani, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 75,021/-

Description of Stamp

1. Rs 20/- is paid on Impressed type of Stamp, Serial no 109713, Purchased on 15/02/2016, Vendor named A Banerjee.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

For Indicon Estates Pvt. Ltd.



Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 22243 to 22266

being No 160400863 for the year 2016.



Digitally signed by TRIDIP MISRA
Date: 2016.02.16 14:06:44 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 2/16/2016 2:06:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

For Indicon Estates Pvt. Ltd.

Atul Kumar Mishra

Director