

COMPANY DETAILS

01	PROJECT NAME	CHITRAKUT HEIGHTS
02	STREET ADDRESS 1	NEAR NASKARHATI BAZAR, PATHARGHATA, KOLKATA – 135
03	STREET ADDRESS 2	-----
04	DISTRICT	NORTH 24 PARGANAS
05	BLOCK/MUNICIPALITY	RAJARHAT
06	POLICE STATION	NEW TOWN
07	STATE	WEST BENGAL
08	PINCODE	700135
09	APPLICANT TYPE	DIRECTOR
10	DIST	NORTH 24 PARGANAS
11	BLOCK/MUNICIPALITY	SOUTH DUMDUM MUNICIPALITY
12	COMPANY NAME	NEELKANTH NIRMAN PRIVATE LIMITED
13	COMPANY ADDRESS	17/H/8, BALAI SINGHI LANE, 1 ST FLOOR, KOLKATA – 9
14	COMPANY CINNO	U45201WB2004PTC099071
15	SININING AUTHORITY	DIRECTOR
16	AUTHORITY NAME	BRIJESH KUMAR AGRAWAL
17	DIN NO	00542311
18	ADHAR NO	1963 5822 7726
19	CONTACT NO	8013059824
20	PAN NO	ACYPA6430G
21	BANK NAME	ICICI BANK
22	BANK ADDRESS	11,VIVEKANANDA ROAD, KOLKATA – 7
23	PROJECT TYPE RESIDENCIAL/COMMERCIAL/LAND	RESIDENTIAL
24	TOTAL CARPET AREA	126010
25	TOTAL SUPER BUILD UP CHARGABLE AREA	194387
25A	TOTAL BALCONY AREA	5810
26	NO. OF FLATS/APARTMENTS	169
27	AREA OF LAND DEVELOP COMMERCIAL PURPOSE	N.A.
28	NO.OF OPEN PARKING	76
29	NO. OF BASEMENT PARKING	N.A.
30	NO. OF OTHER COVERED PARKING	96
31	NO. OF MECHANICAL PARKING	N.A.
32	PROJECT STATUS	UNDER CONSTRUCTION
33	COMPLETION DATE	AUGUST 2021 + 6 MONTHS GRACE (PHASE- 1)
34	EXTERNAL DEVELOPMENT WORKS BY	LEGAL AUTHORITY FOR ALL

(b) The above amounts paid as security deposit to the **OWNERS** by the **DEVELOPER** shall be refunded by the **OWNERS** to the **DEVELOPER** on completion of the Project in the event the **OWNERS** fail, neglect or refuse to handover and/or refund the security deposit amount without any interest to the **OWNERS**, in such event the **DEVELOPER** shall acquire beneficial interest of the **OWNERS'** entitlement under this Agreement and accordingly the **DEVELOPER** shall be entitled to the **OWNERS'** allocation and the benefits arising therefrom.

(c) The said security deposit shall be refunded by the owners to the developer upon the Developer handing over the owners' allocation to the Developer. That Notwithstanding anything stated to the contrary elsewhere in this agreement it is expressly agreed by and between the parties that **OWNERS** herein have granted the right of First refusal to **DEVELOPER** in respect of the Saleable Space forming the part of **OWNERS'** Allocation.

ARTICLE H:
POWER OF ATTORNEY.

In furtherance of the terms of this Agreement and to give effect to the terms of this agreement and in furtherance of the intentions and provisions as contained in this agreement **OWNERS** hereby nominate, appoint, and constitute the **DEVELOPER** as their attorney and hereby empower, grant the **DEVELOPER** the rights and authorities to act and to do and to execute all or any of the following acts, deeds and things, that is to say:

1. To sell, alienate, transfer, convey, create mortgage, grant, give, dispose of properties described in the First Schedule hereunder written and /or the constructed/saleable spaces thereupon and/or given and to manage, control, supervise, use, possess and occupy the First Schedule property in the manner as the said attorney shall think fit and proper.
2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the First Schedule and /or the constructed/saleable spaces thereupon hereunder written and/or given in the manner as the said attorney shall think fit and proper.
3. To construct, promote, erect, develop and built multi-storied building/s at and upon the first schedule premises hereunder written and/or given.

and/or authorities whomsoever in connection with us so far it relates with the First Schedule hereunder written and/or given.

11. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as effectually as it could be done if the Grantors are represented physically.

12. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the local Panchayet,

13. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as it could be done on personal representation.

14. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as effectually as it could be done personally.

15. The Attorneys name herein shall be authorized to act jointly and/or severally without any further permission being required.

16. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorneys ought to be done, executed and performed in relation to the First Schedule hereunder written and/or given as fully and effectually.

and/or authorities whomsoever in connection with us so far it relates with the First Schedule hereunder written and/or given.

11. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as effectually as it could be done if the Grantors are represented physically.

12. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the local Panchayet,

13. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as it could be done on personal representation.

14. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on our behalf as effectually as it could be done personally.

15. The Attorneys name herein shall be authorized to act jointly and/or severally without any further permission being required.

16. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorneys ought to be done, executed and performed in relation to the First Schedule hereunder written and/or given as fully and effectually.

ARTICLE-I:
COMMENCEMENT OF WORK

9.1. **OWNERS** have simultaneously on the signing of this agreement put **DEVELOPER** in possession of the first schedule property and **DEVELOPER** shall start the work of the said construction, erection, promotion, building and development of the said multi-storied building/s at and upon the First Schedule property hereunder written and/or given

9.2. That **DEVELOPER** herein shall be entitled to transfer or otherwise deal with the saleable space as mentioned hereinbefore in the said project and accordingly **DEVELOPER** herein are entitled to enter into agreement/s for sale and/or transfer of any manner in respect of the saleable space with different purchaser/s/buyer/s/nominee/s and further shall be entitled to receive all advances and full consideration for the said area forming part of saleable space.

9.3. That **DEVELOPER** herein shall be entitled to transfer and/or assign area forming part of saleable space to any third party in phased manner and on such terms and conditions as **DEVELOPER** may deem fit and proper on or before the completion of the building and **DEVELOPER** is entitled to enter into agreement/s for sale and/or transfer in respect of said area forming part of saleable space with different purchaser/s/buyer/s/nominee/s and further shall be entitled to receive all advances and full consideration from the said area forming part of saleable space independently without making **OWNERS** herein a party thereof.

9.4. That in so far as necessary the dealings namely, submission, sanction, revision, modification of plan for the subject construction, sell, alienation, transfer, demise, devise and grant of the saleable space obtaining electricity connection, water, drainage, sewerage connections and other such facilities and utilities and others by **DEVELOPER** herein in respect of the said project shall be in the name of **OWNERS** herein for which purposes **OWNERS** herein undertake to give **DEVELOPER** such and further Power-of-Attorney/s in such form and manner as is reasonably required.

ARTICLE-J:SAID PROJECT

10.1. **OWNERS** herein has delivered the possession of the said premises mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written and/or given to **DEVELOPER** on the signing of these presents. The **DEVELOPER** shall construct erect and complete the said projects over the said premises in accordance with the building plan with good and standard materials including for the purpose

of building/buildings of various types and in the form of housing/commercial and/or housing-cum-commercial complex,

10.2. That **DEVELOPER** herein shall be authorized to apply for and obtain temporary connection of water, electricity to the said project for the purpose of construction or enjoyment of the building at **DEVELOPER**'s costs and charges.

ARTICLE-K:
OBLIGATION

DEVELOPER SHALL:

- i) Take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project which need to be diverted as a result of the development.
- ii) Install all electricity line, wiring, gas, water, and tele-communications, services and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains.
- iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- iv) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential, on any such notice and indemnified **OWNERS** herein from and against all the costs, charges, claims, actions, suits and proceedings.
- v) Incur all costs, charges and expenses for the purpose of constructing erecting and completing the said building/s in accordance with the said plan.
- vi) Not to allow any person to neither encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- vii) Not to expose **OWNERS** herein to any liability with regard to making payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.
- viii) **DEVELOPER** herein declare and undertake that before starting of construction, **DEVELOPER** shall comply with all legal formalities and obtain necessary permissions from the authorities concerned.

ARTICLE-N:
COMPLETION

14.1. Unless prevented by circumstances beyond the control of **DEVELOPER** and/or circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within such time which shall be agreed between **OWNERS** and **DEVELOPER** from time to time on mutual agreements For the purpose of completion the certificate of the Architect shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.

ARTICLE-O:
SALES AND MARKETING

15.1 **DEVELOPER** herein shall jointly sale and market in the form of housing/commercial and/or housing-cum-commercial complex, .

15.2 In accordance with the necessities and requirements as may be fit, proper and expedient **DEVELOPER** shall decide on the various marketing strategies and fixation of sale consideration and the matters relating to and shall jointly be liable for all brokerage and marketing expenses.

15.3 **DEVELOPER** herein shall realize the consideration from each and every Flat/Unit/Apartment/Car Parking Space and other Spaces The collection of the sale proceeds of the Owners' Allocation collected by the Developer will be reimbursed by the Developer to the Owners on quarterly basis.

15.4. **DEVELOPER** herein is authorized to and shall be realizing for each unit Flat/Unit/Apartment/Car Parking Space and other Space the costs towards transformer and electric connections, H.T. and L.T. lines, deposits for electric meter, costs for stand by generator, capital cost for equipment and development, maintenance deposits and documentation charges and municipal rates and taxes, however, the same shall not be treated as a part and parcel of the gross sale value of saleable space.

15.5. **OWNERS** to be represented by the **DEVELOPER** on the basis of the registered Power of Attorney and the **DEVELOPER** is entitled to create charge/mortgage in respect of the constructed spaces /saleable First Schedule property hereunder written and/or given in any manner whatsoever as **DEVELOPER** deem fit and proper. Similarly any intending purchaser/s and/or buyer/s and/or transferee/s herein create a charge or mortgage in respect

include natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storms, tempest, fire, civil commotion, air raid, strikes (including by contractor/construction agencies) lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control or reasonable estimation of the parties herein.

ARTICLE R:
SALE AND TRANSFER

18.1 **DEVELOPER** without requiring any consent of **OWNERS** be entitled to deal with and dispose of the entire allocations at such price/consideration as **DEVELOPER** may deem fit and proper provided that the Developer shall make over to the owners the revenues pertaining to the owners allocation.

18.2 **DEVELOPER** shall have the right to enter into agreements or contracts for sale, transfer, gift, assignment of the Entire Allocation together with undivided share in the said property or any portion or portions thereof as may be deemed fit by **DEVELOPER** on such terms and conditions and at such consideration as the **DEVELOPER** may deem fit and proper. **OWNERS** shall not be entitled to interfere with or raise any question or objection to the acts deeds and things done by the other to their benefit and interest with regard thereto and shall have no concern therewith. In this regard, it is, however, expressly made clear that:

18.3 Neither party shall make any commitment or enter upon any term which is or may be repugnant to or contrary to those contained hereunder or otherwise affect or prejudice the respective rights and obligations of the Parties hereunder;

18.4. **OWNERS** has and /or shall further execute a General Power of Attorney in favour of **DEVELOPER** and/or its nominee and/or nominee as may be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects.

ARTICLE S:
BUILDING

191. **DEVELOPER** shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the agreed specifications and

the common facilities and amenities hereinbefore mentioned with materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.

19.2. Subject as foresaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the fourth schedule hereunder written.

19.3. It is made clear that the all unit buyers thereof shall share in common the proportionate charges for payments, deposits made to W.B.S.E.B. for H.T./L.T. Line charges, all cable installations, contractor's remuneration, transformer, meters, sub-meters and cables and their installation charges and accessories and payment in respect thereof shall be made to **DEVELOPER** who shall be entitled to recover the same from the intending purchasers.

19.4. **DEVELOPER** herein shall at its own costs and expenses and without creating any financial and other liability on **OWNERS** herein construct and complete the Project and various Unit/s/Flat/s/Apartments/Car Parking Space/s and Space/s therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by **DEVELOPER** as per the agreed specification.

19.5 All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by **DEVELOPER** and **OWNERS** shall bear no responsibility.

19.6. **OWNERS** shall not cause any obstruction or interference in **DEVELOPER** continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or behalf of **OWNERS** will obstruct or create any problem or difficulty in such construction.

ARTICLE T: DISPUTE RESOLUTION

20.1. All disputes and differences arising out of or in relation these presents shall be referred to Arbitral Tribunal under the provision of Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force. The parties have agreed to appoint Mr A K Chowdhary Advocate of 10 Old Post office Street Kolkata. The Arbitrator has the summary power to pass interim Award, interim direction, orders etc.

20.2. Courts of Kolkata alone shall have the jurisdiction to entertain try all action, suits, proceeding/s arising out of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO AS

Part-I

ALL THAT the piece and parcel of land measuring **73.05 Decimal equivalent to 44 Cottahs 3 Chittacks 5 Sq.ft. more or less** comprised in R.S.Dag No.1061 , under R.S. Khaitan No. 1068, 1069, under C.S Khaitan no. 73, comprised C.S Dag No. 1029, under L.R. Khaitan Nos: 1666, 2960, 2514, 2515, 2515 at present 3260, 943, 943 at present 2468, 943 at present 2942, 943 at present 2468, 1850/2, 1717/2 and 1624/3, New L.R. Khaitan Nos. 3055, 3056, 3058, 3085, 3181, 3231 & 3494, J.L No. 33, R.S No. 205 ½ , Touzi No. 145 at present No.10, Mouza Chakpanchuria within the Jurisdiction of Pathraghata Gram Panchatyat under Rajarhat at present New Town Police Station in the District of North 24 Parganas.

Part-II

ALL THAT the piece and parcel of land measuring **9.34 Decimal equivalent to 5 Cottahs 10 Chittacks 18 Sq.ft. more or less** comprised in R.S.Dag No.3939 under C.S. Khaitan No. 533, comprised in C.S Dag No. 3635, under L.R. Khaitan No.3240, 3241, 3242, R.S Khaitan No. 2398, Samil, 2453, New L.R. Khaitan Nos. 5773 & 5602, J.L. No.36, R.S. No. 225 Touzi Nos. 172, 173, 10 Mouza- Patharghata within the Jurisdiction of Pathraghata Gram Panchatyat under Rajarhat at present New Town Police Station in the District of North 24 Parganas.

Part-III

ALL THAT the piece and parcel of land measuring **32.84 Decimal equivalent to 19 Cottahs 13 Chittacks 40 Sq.ft. more or less** comprised in R.S. Dag No.3938, Comprised in C.S. Dag No. 3634, under C.S. Khaitan No. 1224, Samil, 274, L.R. Khaitan No.2597, 2244, 1121, 5420 and 5421 (in the name of Amu Siddique Molla and rafikul Islam alias Rafikul Islam Molla), New L.R. Khaitan Nos. 5422, 5647 & 5721, J.L. No.36, R.S No. 225, Touzi No. 172, 10 in Mouza- Patharghata within the Jurisdiction of Pathraghata Gram Panchatyat under Rajarhat at present New Town Police Station in the District of North 24 Parganas.

Part - IV

ALL THAT the piece and parcel of land measuring **25.626 Decimal equivalent to 15 Cottahs 8 Chittacks 3 Sq.ft. more or less** comprised in R.S & L.R. Dag No.3916, under L.R. Khaitan No.4320, 4324, 4326, 4327 and 4335 , R.S. Khaitan No. 979, 2358, New L.R. Khaitan Nos. 5648, 5667 & 6066, R.S No. 225, J.L. No.36, Touzi No. 173 at present 10 in

Mouza- Partharghata, within the Jurisdiction of Pathraghata Gram Panchatyat under Rajarhat at present New Town Police Station in the District of North 24 Parganas.

Part-V

ALL THAT the piece and parcel of land measuring **42.00 Decimal equivalent to 25 Cottahs 6 Chittacks 25 Sq.ft. more or less** comprised in R.S & LR Dag No.3915, comprised in C.S. Dag No. 3614, under C.S Khaitan No. 1224, under L.R. Khatian No. 3207, 3228 at present 5151, 3236 and 3237, New L.R. Khatian nos. 5422, 5707, 6110 & 6109, Touzi No. 10, in Mouza- Patharghata, J.L. No.36, R.S. No. 225, Sali land within the Jurisdiction of Pathraghata Gram Panchatyat under Rajarhat at present New Town Police Station in the District of North 24 Parganas.

PART VI

ENTIRE LAND

ALL THAT the piece and parcel of land measuring **182.856 Decimals equivalent to 110 Cottahs 10 Chittacks 2 Sq.ft.** comprised in R.S & L.R. Dag Nos. No. 3939, 3938, 1061, 3916, and 3915 under L.R. Khatian No. 1850/2, 1717/2 and 1624/3, 3240,3241, 3242, 2597, 943, 1224, 4326, 2957, New L.R. Khatian nos. 3055, 3056, 3058, 3085, 3181, 3231, 3494, 5773, 5602, 5422, 5647, 5721, 5648, 5667, 6066, 5422, 5707, 6110 & 6109, in Mouza- Chakpachuria and Patharghata, J.L. No.33, 36 within the District of North 24 Parganas under Police Station- New Town, Pin code- 700135.

THE SECOND SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

CONSTRUCTION :

Foundation	:	Earthquake resistant RCC Framed Structure
Wall	:	Internal: 4 Inch thick brick masonry; External: 8 Inch brick masonry
Roof	:	RCC Framed Structure
Door	:	Quality timber frame with solid core – flush/panelled shutters
Window	:	Quality aluminium frames and shutters

Living/Dining Room : Large Vitrified tile Flooring of reputed make

Bedroom : 2' x 2' Vitrified tile Flooring of reputed make

Kitchen : Floor: Antiskid Ceramic Tiles

Counters : Granite top platform with stainless steel sink of reputed make

Wall : Glazed Tiles Dado up to 2.5 feet high above platform

Toilets : **Floor** : Antiskid Ceramic Tiles

Wall : Glazed Tiles Dado up to door height

Sanitary ware : White color of sanitary ware of Hindware or, equivalent with Essco or, equivalent CP fittings

Electrical : Concealed copper wiring of Havells or, equivalent make, MCB & modular switches of Havells or, equivalent telephone & TV cable points in living/dining. Geyser points in bathrooms, A.C. points in Master bedroom and AC ledge

Interior Finish : Plaster of Paris over cement plaster

Exterior Finish : Weather proof paint over plastered walls

Landscape : Wide spacious staircase, elegantly designed lobby and corridors with high quality marble / Tiles

Intercom : Every Flat (connection up to Drawing Room) only connection

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

SIGNED, SEALED AND DELIVERED by OWNERS at Kolkata in the presence of:

WITNESSES:

1. Mimic Chakraborty :
39/1, Shib Nasayan Des lane,
KOL-700006.

2. Sahab Samanta
10, old Post Office
Street KOL-01

SIGNED, SEALED AND DELIVERED by the DEVELOPER in the presence of:

WITNESSES:

1. Mimic Chakraborty .

2. Sahab Samanta

Neelkanth Nirman (Pvt.) Ltd.
Brijesh Kumar Agrawal
Director

Drafted by
Blaban Basu
Advocate
High Court, Calcutta
F-1494/1212/2012

1) Neelkanth Nirman (Pvt.) Ltd.
Brijesh Kumar Agrawal
Director

2) ENTICE LANDMARK PVT. LTD.
Ayush Agrawal
Director

3) SRANI

4) SAHARSH PROJECTS PVT. LTD.
Ayush Agrawal
Director

5) BRIJESH KUMAR AGRAWAL (HUF)
Brijesh Kumar Agrawal
KARTA

6) TELLUS PROPERTIES PVT. LTD.
Sachindran Kr. Jha
Director

7) PEARLTREE INFRASTRUCTURE PVT. LTD.
A.D. Agrawal
Director

8) Subhash Chandra Sultania,

9) Sanjit Jagrawal

10) KEDARNATH ENTERPRISES PVT. LTD.
Sanjit Jagrawal
DIRECTOR

11) AMARNATH NIRMAN PVT. LTD.
Ayush Agrawal
Director

12) Ayush Agrawal

SUBHASH CHANDRA SULTANIA (HUF)
Subhash Chandra Sultania,
KARTA

REFUNDABLE/ ADJUSTABLE SECURITY DEPOSIT WITHOUT ANY INTEREST

Received Rupees 1,37,518/- (Rupees One Lac Thirty Seven Thousand Five Hundred Eighteen) only by Cheque from the **DEVELOPER** by **OWNER No. 2** as per the details as within mentioned.

Received Rupees 10,00,000/- (Rupees Ten Lacs) only by Cheque from the **DEVELOPER OWNER No. 3** as per the details as within mentioned.

Received Rupees 18,09,307/- (Rupees Eighteen Lacs Nine Thousand Three Hundred Seven) only by Cheque from the **DEVELOPER OWNER No. 4** as per the details as within mentioned.

Received Rupees 10,00,000/- (Rupees Ten Lacs) only by Cheque from the **DEVELOPER OWNER No. 5** as per the details as within mentioned.

Received Rupees 11,00,000/- (Rupees Eleven Lacs) only by Cheque from the **DEVELOPER OWNER No. 6** as per the details as within mentioned.

Received Rupees 18,00,000/- (Rupees Eighteen Lacs) only by Cheque from the **DEVELOPER OWNER No. 7** as per the details as within mentioned.

Received Rupees 10,00,000/- (Rupees Ten Lacs) only by Cheque from the **DEVELOPER OWNER No. 8** as per the details as within mentioned.

Received Rupees 12,00,000/- (Rupees Twelve Lacs) only by Cheque from the **DEVELOPER OWNER No. 9** as per the details as within mentioned.

Received Rupees 46,98,167/- (Rupees Forty Six Lac Ninety Eight Thousand One Hundred Sixty Seven) only by Cheque from the DEVELOPER OWNER No. 10 as per the details as within mentioned.

Received Rupees 10,00,000/- (Rupees Ten Lacs) only by Cheque from the DEVELOPER OWNER No. 11 as per the details as within mentioned.

Received Rupees 12,00,000/- (Rupees Twelve Lacs) only by Cheque from the DEVELOPER OWNER No. 12 as per the details as within mentioned.






































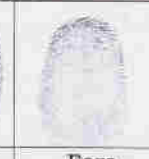






Received Rupees 5,00,000/- (Rupees Five Lacs) only by Cheque from the DEVELOPER OWNER No. 13 as per the details as within mentioned.

WITNESSES:

1. *Himvir Chaurabarty*

2. *Sahel Samanta*

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Rajesh Kumar Agrawal</i>										
(Left Hand)											
						(Right Hand)					
	<i>Ayush Aggarwal</i>										
(Left Hand)											
						(Right Hand)					
	<i>R.P.R.</i>										
(Left Hand)											
						(Right Hand)					
	<i>Ayush Aggarwal</i>										
(Left Hand)											
						(Right Hand)					

SPECIMEN FORM FOR TEN FINGERS PRINT























	<i>Rajesh Kumar Agrawal</i>					
(Left Hand)						
(Right Hand)						
	<i>Sachin Kumar Jha</i>					
(Left Hand)						
(Right Hand)						
	<i>A. D. Agrawal</i>					
(Left Hand)						
(Right Hand)						
	<i>Subhash Chandra Sutarwala</i>					
(Left Hand)						
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Lambit Laguard</i>					
(Left Hand)						
						
(Right Hand)						
	<i>Lambit Laguard</i>					
(Left Hand)						
						
(Right Hand)						
	<i>Ayesh Aguil</i>					
(Left Hand)						
						
(Right Hand)						
	<i>Ayesh Aguil</i>					
(Left Hand)						
						
(Right Hand)						

3

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Subhash Chandrabir Sankar</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Rajesh Kumar Agarwal</i>						
		(Left Hand)					
							
		(Right Hand)					
PHOTO							
	(Left Hand)						
	(Right Hand)						
PHOTO							
	(Left Hand)						
	(Right Hand)						

आयकर विभाग
INCOME TAX DEPARTMENT
NEELKANTH NIRMAN PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



09/07/2004

Permanent Account Number

AACCN0826A

01022011