

7.5. OWNERS herein undertakes as per demand of **DEVELOPER** , if required, **OWNERS** herein shall execute the Deed of Conveyance or Conveyances or any other Deed/s of like nature of transfer unto and in favour of **DEVELOPER** herein or its nominee or nominees at the costs and charges of **DEVELOPER** herein or its nominee or nominees and the land owners as detailed in the First Schedule and **OWNERS** herein agrees to join as the Vendor in the said Deed of Conveyance/s to be executed in respect of the transfer of the undivided proportionate share of the land underneath attributable to the unit sold and/or intended to be sold unto and in favour of the transferee and **DEVELOPER** herein shall join as Confirming Party herein in the said Deed of Conveyance.

7.6 DEVELOPER herein shall be entitled to sale, create mortgage, transfer, demise, grant and provide the construed space by the Power-of-Attorney/s to be conferred and executed by **OWNERS** in favour of the Developer. It is hereby agreed that **DEVELOPER** herein shall part with possession of such spaces and or such apartments constructed at or upon the first schedule premises in the manner and terms and conditions as mentioned, described, explained, enumerated, provided and given in hereunder written and/or given to the intending purchasers and also deliver possession of thereof to the intending purchasers.

7.7 REFUNDABLE ADJUSTABLE SECURITY DEPOSIT WITHOUT ANY INTEREST

(a) The details of Security Deposit paid by the **DEVELOPER** and received and accepted by **OWNERS** on the signing of this agreement is as follows :-

- i. The receipt of **Rs 1,37,518/- (Rupees One Lac Thirty Seven Thousand Five Hundred Eighteen) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 2** as and by way of Security Deposit is detailed in the receipt appended hereto.
- ii. The receipt of **Rs 10,00,000/- (Rupees Ten Lacs) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 3** as and by way of Security Deposit is detailed in the receipt appended hereto.
- iii. The receipt of **Rs 18,09,307/- (Rupees Eighteen Lacs Nine Thousand Three Hundred Seven) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 4** as and by way of Security Deposit is detailed in the receipt appended hereto.

1238/17

1328/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



D 146770

12-2-17
 A NO: 204191/17
 Dev Agreement
 Additional Registrar of
 Assurances-IV, Kolkata

Certified that the Document is admitted to
 Registration. The Registeral Sheet and the
 endowment sheet are attached to this document
 as the part thereof.

Al
 Additional Registrar
 of Assurances-IV, Kolkata

17 FEB 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 17th DAY
 OF February TWO THOUSAND AND SEVENTEEN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KEDARNATH ENTERPRISES PRIVATE
LIMITED



17/07/2013
Permanent Account Number
AAFCK2405B

17/07/2013

133884
A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
ADD.....
RS.....
17 FEB 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

17 FEB 2017

Amir Chatterjee -
39/1, Shri Narayan Das Lane
KOL-6

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 FEB 2017

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

GRN: 19-201617-004557414-1 Payment Mode Online Payment
GRN Date: 16/02/2017 19:17:29 Bank : ICICI Bank
BRN : 1149820922 BRN Date: 16/02/2017 19:17:59

DEPOSITOR'S DETAILS

Id No. : 19040000204191/1/2017

[Query No./Query Year]

Name : NEELKANTH NIRMAN PVT LTD
Contact No. : 9339839551 Mobile No. : +91 9339839551
E-mail : NEELNIRMAN@GMAIL.COM
Address : 17/H/8, BALAI SINGHI LANE, KOLKATA - 700009
Applicant Name : Org NEELKANTH NIRMAN PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000204191/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	180989
2	19040000204191/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	70021

Total

251010

In Words : Rupees Two Lakh Fifty One Thousand Ten only

BETWEEN

- (1) **NEELKANTH NIRMAN PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN - AACCN0826A, having its registered office at 17/H/8, Balai Singhi Lane, 1st Floor, Post Office: Amherst Street, Police Station: Amherst street, Kolkata- 700 009 being duly represented by one of its Director **SHRI. BRIJESH KUMAR AGRAWAL** having Pan: ACYPA6430G, son of Late Bajinath Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048,
- (2) **ENTICE LANDMARK PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AADCE8949A, having its registered office at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Post Office - Beadon Street, Police Station: Burtolla, Kolkata 700 006 being duly represented by one of its Director **SHRI. AYUSH AGRAWAL** having Pan: BGZPA7986D, son of Mr. Brijesh Kumar Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048;
- (3) **SMT SARASWATI DEVI AGRAWAL**, having PAN: AECPA3729C, wife of Late Bajinath Agrawal, by faith Hindu, by Occupation Housewife, by Nationality: Indian, residing at 6/6, Brijdham Housing Complex, 255, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048;
- (4) **SAHARSH PROJECTS PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AATCS8669P, having its registered office at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Post Office Beadon Street, Police Station: Burtolla, Kolkata 700 006 being duly represented by one of its Director **SHRI AYUSH AGRAWAL** having Pan: BGZPA7986D, son of Shri Brijesh Kumar Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048.
- (5) **Brijesh Kumar Agrawal (HUF)** having PAN: AAFHB5706H **represented by its Karta Shri. Brijesh Kumar Agrawal**, having Pan: ACYPA6430G, son of Late Bajinath Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian,

residing at 17/H/8, Balai Singhi Lane, Post Office: Amherst Street, Police Station: Amherst street, Kolkata- 700 009

- (6) **TELLUS PROPERTIES PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AAECT7376D, having its registered office at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Post Office Beadon Street, Police Station: Burtolla, Kolkata 700 006 being duly represented by one of its Director **SHRI SACHINDRA KUMAR JHA** having Pan: AGLPJ5617K, son of Late Biswambar Kumar Jha, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at Shastrinagar Barobahera, Opposite Madan Shop, Konnagar, Post Office: Barobahera, Police Station: Uttarpara, Hoogly- 712246;
- (7) **PEARLTREE INFRASTRUCTURE PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AAHCP5344E, having its registered office at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Post Office Beadon Street, Police Station: Burtolla, Kolkata 700 006 being duly represented by one of its Director **SMT. AHSA DEVI AGRAWAL** having PAN: ACNPA6738L, wife of Shri Brijesh Kumar Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048,
- (8) **SUBHASH CHANDRA SULTANIA**, having PAN: ALQPS1611L , son of Late Ram Niranjana Sultania, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 18A, Ramkrishna Samadhi Road, Police Station - Phoolbagan, Post Office - Kankurgachi, Kolkata-700054
- (9) **SHRI ANKIT AGRAWAL** having PAN: BGZPA8163N, son of Shri. Brijesh Kumar Agrawal, by faith Hindu, by Occupation: Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048;
- (10) **KEDARNATH ENTERPRISES PRIVATE LIMITED**, (Formerly known as KEDARNATH HEIGHTS PVT. LTD.) a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AAFCK2405B, having its registered office at 8, Zarrif Lane, Kolkata – 700 006 (formerly at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Kolkata 700 006) Post Office - Beadon Street, Police Station: Burtolla, being duly represented by one of its Director **SHRI**

ANKIT AGRAWAL having PAN: BGZPA8163N, son of Shri. Brijesh Kumar Agrawal, by faith Hindu, by Occupation - Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048;

- (11) **AMARNATH NIRMAN PRIVATE LIMITED**, a company duly incorporated under the relevant Provisions of the Companies Act, 1956 having PAN. AALCA8304P, having its registered office at "Shiva Heights", 171A, Ramesh Dutta Street, Ground Floor, Post Office Beadon Street, Police Station: Burtolla, Kolkata 700 006 being duly represented by one of its Director **SHRI. AYUSH AGRAWAL** having Pan: BGZPA7986D, son of Mr. Brijesh Kumar Agrawal, by faith Hindu, by Occupation Business, by Nationality: Indian, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048,
- (12) **Ayush Agrawal** (PAN: BGZPA7986D) son of Mr. Brijesh Kumar Agrawal, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Shreebhumi, Post Office: Shreebhumi, Police Station: Lake Town, Kolkata- 700 048 by Occupation – Business, By Nationality – Indian.
- (13) Subhash Chandra Sultania (HUF) (PAN: AAYHS5868N) represented by Subhash Chandra Sultania, Karta of HUF (PAN ALQPS1611L) son of Late Ram Niranjana Sultania, residing at Brijdham Housing Complex, Building No. 5, Flat No. 19, 255, Canal Street, P.O. – Sreebhumi, P.S. – Lake Town, Kolkata – 700048 by Occupation – Business, By Nationality – Indian.

(The parties above named are collectively referred to as the **Owners** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include (as the case may be) their respective successor or successors-in-office and/or assigns and /or their legal heirs and representatives, administrators, executors and assign/s)

AND

NEELKANTH NIRMAN PVT. LTD., having PAN – AACCN0826A a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at the premises no. 17/H/8, Balai Singhi Lane, 1st Floor, Kolkata, Post Office - Amherst Street, Police Station- Amherst Street, Pin- 700 009, represented by its Director Sri. Brijesh Kumar Agrawal (having PAN – ACYPA6430G) son of Late Baij Nath Agrawal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, 211, Canal Street, Kolkata, Post Office - Shreebhumi, Police Station - Lake

Town, Pin- 700 048, hereinafter called and referred to as "DEVELOPER." (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) , of the SECOND PART.

WHEREAS:

- A. The **OWNERS** herein are seized and possessed either as owners and /or beneficial owners of or otherwise well and sufficiently entitled to **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 more fully and particularly mentioned, described, explained, enumerated, provided and given in **Part-I, Part-II, Part-III PART IV, and Part V** of the **FIRST SCHEDULE** mentioned hereunder (hereinafter referred to as the said premises) free from all encumbrances and the entire land is described in **Part-VI** of the **FIRST SCHEDULE** .
- B. The **OWNERS** herein are desirous of raising, constructing, erecting, promoting, building and development of the multi-storied building/s on the said Land described in the first schedule and/or together with other land in the vicinity and /or enter into suitable arrangements in respect thereof and as such invited offer/s from **DEVELOPER** /s.
- C. **DEVELOPER** herein coming to know about the intention of **OWNERS** herein as aforesaid approached and/or offered the **OWNERS** herein to cause development at or upon the said land and to construct, erect, develop, built and promote building/buildings of various types and in the form of housing/commercial and/or housing-cum-commercial complex, with the land **OWNERS** of adjacent and/or adjoining lands as per the scheme of development containing the design and features as may be adopted/conceptualized from time to time by **DEVELOPER** and /or building plan or plans to be sanctioned and/or approved by the authority concerned (hereinafter referred to as the "**SAID PROJECT**") on the said premises and **OWNERS** herein has agreed to such offer on the stipulated terms and conditions.

D. **OWNERS** being desirous of having the lands described in the First Schedule to be put in and used in the said project on the terms, conditions and proposals of **DEVELOPER**, has agreed to join **DEVELOPER** and put the said land at the disposal of **DEVELOPER** for the benefit of **OWNERS** and commercial exploitation thereof and on the terms and conditions hereinafter appearing.

E. The consideration/s payable as well as benefit to enure to the respective parties have been mutually agreed upon and the allocation receivable by **OWNERS** and **DEVELOPER** has been decided and finalised.

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

ARTICLE -A

DEFINITIONS.

IN THESE PRESENTS UNLESS THERE IS ANYTHING CONTRARY AND/OR REPUGNANT THE FOLLOWING HAVE THE MEANINGS AND EXPRESSIONS AS FOLLOWS:

OWNERS shall mean (1) NEELKANTH NIRMAN PRIVATE LIMITED, (2) ENTICE LANDMARK PRIVATE LIMITED, (3) SMT SARASWATI DEVI AGRAWAL, (4) SAHARSH PROJECTS PRIVATE LIMITED, (5) SHRI. BRIJESH KUMAR AGRAWAL (HUF), (6) TELLUS PROPERTIES PRIVATE LIMITED, (7) PEARLTREE INFRASTRUCTURE PRIVATE LIMITED, (8) SUBHASH CHANDRA SULTANIA, (9) SHRI ANKIT AGRAWAL (10) KEDARNATH ENTERPRISES PRIVATE LIMITED, (11) AMARNATH NIRMAN PRIVATE LIMITED, (12) SHRI AYUSH AGRAWAL (13) SUBHASH CHANDRA SULTANIA (HUF) and shall mean their legal heirs, representatives, executors, administrators, successors and assigns.

1. **DEVELOPER** shall mean **NEELKANTH NIRMAN PVT. LTD.** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at the premises 17/H/8, Balai Singhi Lane, 1st Floor, Kolkata – 700 009 .
2. **INTENDING PURCHASER** shall mean the intending Purchaser intending to procure for valuable consideration payable to the **DEVELOPER** any Units, Flats, Car Parking

Space etc. at and under the said multi-storied building/s of the said form of housing/commercial and/or housing-cum-commercial complex, as part of a composite scheme consisting of farm houses, out houses, row houses, villas, duplex and/or integrated complex in the said project.

3. **TITLE DEED** shall mean the various documents evidencing title and other documents concerning the titles and/or as are held by the Title Holders whose names appear in the First Column of the First Schedule described hereunder.
4. **PREMISES** shall mean **ALL THAT** Piece and Parcel of Land admeasuring an area of Total land **182.856 Decimals equivalent to 110 Cottahs 10 Chittacks 2 Sq.ft.** provided and given in the part VI of the **FIRST SCHEDULE**.
5. **SAID PROJECT/ COMPLEX BUILDINGS** shall mean and include the proposed building or buildings forming parts of the consisting of Units, Flats, Car Parking Space etc. at and under the said multi-storied building/s of the said form of housing/commercial and/or housing-cum-commercial complex, to be constructed erected and completed by **DEVELOPER** herein along with and/or separately with **OWNERS** of adjoining lands and in accordance with the map or plan to be sanctioned by the authorities concerned on the said premises or modification/s thereof.
6. **ADVOCATE** shall mean A.K. Chowdhary & Co., Advocates of 10, Old Post Office Street, Room no. 21, 1st Floor, Kolkata 700 001 as the Advocate of the Parties herein as appointed by **OWNERS** herein to act on their behalf for the entire project.
7. **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the purchasers who shall ultimately acquire Unit/Flat/Car Parking, Space holders, farm houses, out houses, row houses, villas, duplex and all its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by **OWNERS** of each individual Unit/Flat/Car Parking Space holders, farm houses, out houses, row houses, villas, duplex in the complex proportionately.
8. **SALEABLE SPACE** shall mean all the constructed and/or open space of the entire area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Building/s forming parts of the said premises available in

14. **PROJECT** shall mean the Project undertaken by **DEVELOPER** herein on the said premises to be constructed erected and comprising of Units, Flats, Car Parking Space etc at and under the said multi-storied building/s of the said form of housing/commercial and/or housing-cum-commercial complex, capable of being held and/or enjoyed independently of each other.
15. **SPECIFICATION** shall mean the specifications required for the purpose of construction, erection, promotion, building and development of the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project as may be divided by the Architect as more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written and/or given.
16. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the said Units, Flats, Car Parking Space etc at and under the said multi-storied building/s of the said form of housing/commercial and/or housing-cum-commercial complex, to the intending purchaser/s/buyer/s/lessee/s/tenant/s.
17. **INTENDING PURCHASER** shall mean a person firm, limited company, association of persons to whom any space in the said project shall be transferred, alienated, granted, demised, devised, provided and given.
18. Words importing singular shall include plural and vice versa.
19. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter Gender shall include masculine and feminine genders.

ARTICLE-B

(COMMENCEMENT)

1. These presents is commenced and/or shall be deemed to have commenced on and with effect from the date, month and year first above written.

2. Unless terminated by mutual consent this agreement shall remain in full force and effect until such time the said project is completed and all the area's sold and possession delivered.

ARTICLE-C

OWNERS' RIGHT AND REPRESENTATION

3.1 At or before entering into these presents **OWNERS** herein has assured and represented to **DEVELOPER** herein as follows:

- i) That **OWNERS** herein are the sole and absolute beneficiary having a clear and marketable title of the entirety of the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written and/or given.
- ii) That the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference.
- iii) That **OWNERS** herein are in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or interested persons in respect of any part or portion of the said premises.
- iv) That **OWNERS** herein have not entered into and /or shall not enter into any Agreement for Sale, Memorandum of Understanding, Transfer and/or Lease and/or Development Agreement and/or Mortgage nor have created any interest of a third party into or upon the said premises or any part or portion thereof in violation of the terms herein contained.
- v) That all municipal rates, taxes, khajana and other outgoings payable in respect of the said premises up to the date of handing over of the possession of the First Schedule property hereunder written and/or given by **OWNERS** herein to **DEVELOPER** herein as per the terms of these presents have been paid and/or shall be paid by **OWNERS** herein and **OWNERS** herein have agreed to keep **DEVELOPER** herein, its successor and/or successors-in-interests and assigns saved harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings thereof till the date of the said possession.

vi) Upon handing over the possession of the first schedule land for construction, development and promotion all liabilities regarding the municipality tax, khajna or otherwise as may be applicable, statutory or non-statutory shall be born exclusively by **DEVELOPER** herein.

vii) After handing over the possession to **DEVELOPER** the liability regarding municipality tax, rent, khajna, statutory or non-statutory shall be that of **DEVELOPER** or its nominee or nominees or the ultimate transferee.

viii) That there is no suit or legal proceeding pending before any of the Courts nor there is any threat of any legal proceedings being initiated against **OWNERS** in respect of the entirety of the said premises on any account whatsoever or howsoever.

ix) No acquisition or requisition proceeding/s is/are pending in respect of the said premises nor **OWNERS** herein have received any such notice or have any knowledge in this regard.

x) **OWNERS** being desirous of having his said plot of land to be put in and used in the **said project** on the terms, conditions and proposals of **DEVELOPER**, has agreed to join **DEVELOPER** and put his said plot of land at the disposal of **DEVELOPER** for commercial exploitation thereof.

xi) **DEVELOPER** shall be entitled to negotiate with the intending purchaser of the proposed saleable space on the said land and/or in the said project and for the said purpose to develop all such various plots of land of the separate **OWNERS** and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable project thereon.

xii) **OWNERS** has also agreed that **DEVELOPER** shall be entitled to invite and add further area of adjacent land if it be found suitable and convenient by joining in to the said project further adjoining plots of land the owners and /or occupiers and /or beneficiaries may desire to join the said project on similar and /or diverse terms and conditions.

xiii) **OWNERS** has thus and therefore agreed to put in his said plots of land for the purpose of Development and sale to the intending purchasers at the said project wherein **DEVELOPER** shall construct or cause to be constructed Bungalows/Outhouses by entering into suitable agreements/ arrangements with the intending purchaser(s).

xiv) The **OWNERS** hereby assign all the beneficial interest under the Development Agreements to the **DEVELOPER** herein as adjustment of the security deposit amount.

3.2. Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof **DEVELOPER** herein has prima facie accepted the representations of **OWNERS** but in the event of any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of **OWNERS** to cause the same to be remedied and/or rectified entirely at their own cost.

ARTICLE-D:
DEVELOPER 'S REPRESENTATION/S

4.1 At or before the execution of these presents the original and copy of all the title deeds, documents and papers concerning the First Schedule property hereunder written and/or given has been inspected by **DEVELOPER** herein and relying on the same and on the good faith thereof **DEVELOPER** herein is fully satisfied and confirmed about the right, and interest of **OWNERS** in the First Schedule lands.

4.2 **DEVELOPER** herein has assured **OWNERS** herein that **DEVELOPER** herein has adequate funds to be invested sufficiently at and under the subject project and having enough man power, technical team, technical expertise and others in order to complete and finish the subject project within the time limit as provided hereunder.

ARTICLE -E
DEVELOPER 'S RIGHT/S

5.1. In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of **DEVELOPER** herein to be paid performed and observed **OWNERS** herein have agreed to grant the exclusive right of development for commercial exploitation in respect of the said premises unto and in favor of **DEVELOPER** to undertake development of the said premises whereby **DEVELOPER** shall be entitled to undertake the said project.

5.2 **DEVELOPER** shall be entitled to jointly to undertake or sales and marketing related activities in the manner as detailed hereinafter.

5.3. **OWNERS** acknowledge/s at or before entering these presents that **DEVELOPER** herein has made known to **OWNERS** that **DEVELOPER** shall be entitled to acquire and /or enter into arrangement in respect of any other piece or parcel of land adjoining or contiguous to the first schedule land (hereinafter referred to and called as the additional area) and shall be

entitled to provide/integrate/connect all the facilities and/or utilities existent in the first schedule land and /or the said additional area and /or the project to any new building and/or buildings which may be constructed and/or promoted on the said additional area including any access and/or for the purpose of ingress in and egress from and/or through the common parts and portions of the said in the first schedule land and /or the said additional area and /or the project to the new building and/or buildings which may be constructed and/or built and/or promoted on the in the first schedule land and /or the said additional area and /or the project including drainage, sewerage, transformer, generator, cable ducts, water lines and such other facilities and/or amenities and/or utilizes which are to be provided in the said complex and/or the project as a whole.

ARTICLE -F
PLAN/PERMISSION/S

6.1. For the purpose of undertaking development of the said premises **DEVELOPER** shall cause map or plan to be sanctioned independently in respect of the first schedule land and/or by integration and /or amalgamation of the adjoining plots of land. **OWNERS** and **DEVELOPER** mutually agree that the plan may be modified or revised or new map of plan may be submitted for sanction before the concerned authorities. In case if the sanction plan is required to be modified, revised or fresh plan required to be obtained specifically for any purpose then in such an event the sanction fee/s, fine and penalty payable shall be paid exclusively by **DEVELOPER** herein.

6.2 **DEVELOPER** is authorized by **OWNERS** herein to obtain the said modifications but all the cost charges and expenses including miscellaneous expenses, fees, sanction fees, penalty, architect fees etc. and related cost will be borne by **DEVELOPER** herein exclusively and it is further clarified that the cost of construction is to be entirely to be borne by **DEVELOPER** herein.

6.3. **DEVELOPER** herein will take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required for sanction of building plan and construction work thereon as may be required by **DEVELOPER** from time to time and **OWNERS** hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

6.4. **DEVELOPER** is permitted to submit the building plan with the concerned authorities as per the date and schedule as may be desired and deemed fit by **DEVELOPER** .

6.5 DEVELOPER shall develop the said premises on a Revenue Sharing basis, i.e. in consideration of the Owners granting and assigning the development rights of the said premises to the Developer, the Developer shall pay 13 % (Thirteen percent) of the Gross Sales Revenue to the Owners, subject to such deductions/arrangement hereinafter stipulated towards other deposits. In other words the Developer shall be entitled to 83% (Eighty Three percent) of the Gross Sales Revenue generated out of the project to be received from time to time.

ARTICLE -G:
SPACE ALLOCATION & CONSIDERATION

7.1. **DEVELOPER** herein shall start the work of the said project by commencing construction, erection, promotion, building and development of the said project comprising of Units, Flats, Car Parking Space etc at and under the said multi-storied building/s of the said form of housing/commercial and/or housing-cum-commercial complex, at and upon the First Schedule property and /or any adjacent property and /or premises thereto hereunder written.

7.2 **OWNERS** and **DEVELOPER** have mutually agreed to the mode, and/or mechanism and/or consideration as manner in which the saleable space shall be dealt with and /or disposed/ and /or sold transferred or conveyed in favour of **DEVELOPER** and /or its nominee/nominees.

7.3 That Notwithstanding anything stated to the contrary elsewhere in this agreement it is expressly agreed by and between the parties that **OWNERS** herein has granted the right of First refusal to **DEVELOPER** and agreed to accept the fair market value of the Salable Space forming the part of **OWNERS's** Allocation and upon the project being completed **OWNERS** shall release unto and in favour of **DEVELOPER** **OWNERS** s allocation upon **DEVELOPER** paying to **OWNERS** the value of 10 % of Gross Sales revenue of the salable space which constitutes the OWNER'S Allocation.

7.4 **OWNERS** herein undertakes to suitably and appropriately authorize **DEVELOPER** with such further power and/or powers as may be required and in such form and manner as is reasonably required. However the exercise of the powers shall be in a manner so as not to fasten or create any financial liability upon **OWNERS** or affect the right, or interest of **OWNERS** in the said project in the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written and/or given.

7.5. OWNERS herein undertakes as per demand of **DEVELOPER** , if required, **OWNERS** herein shall execute the Deed of Conveyance or Conveyances or any other Deed/s of like nature of transfer unto and in favour of **DEVELOPER** herein or its nominee or nominees at the costs and charges of **DEVELOPER** herein or its nominee or nominees and the land owners as detailed in the First Schedule and **OWNERS** herein agrees to join as the Vendor in the said Deed of Conveyance/s to be executed in respect of the transfer of the undivided proportionate share of the land underneath attributable to the unit sold and/or intended to be sold unto and in favour of the transferee and **DEVELOPER** herein shall join as Confirming Party herein in the said Deed of Conveyance.

7.6 DEVELOPER herein shall be entitled to sale, create mortgage, transfer, demise, grant and provide the construed space by the Power-of-Attorney/s to be conferred and executed by **OWNERS** in favour of the Developer. It is hereby agreed that **DEVELOPER** herein shall part with possession of such spaces and or such apartments constructed at or upon the first schedule premises in the manner and terms and conditions as mentioned, described, explained, enumerated, provided and given in hereunder written and/or given to the intending purchasers and also deliver possession of thereof to the intending purchasers.

7.7 REFUNDABLE ADJUSTABLE SECURITY DEPOSIT WITHOUT ANY INTEREST

(a) The details of Security Deposit paid by the **DEVELOPER** and received and accepted by **OWNERS** on the signing of this agreement is as follows :-

- i. The receipt of **Rs 1,37,518/- (Rupees One Lac Thirty Seven Thousand Five Hundred Eighteen) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 2** as and by way of Security Deposit is detailed in the receipt appended hereto.
- ii. The receipt of **Rs 10,00,000/- (Rupees Ten Lacs) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 3** as and by way of Security Deposit is detailed in the receipt appended hereto.
- iii. The receipt of **Rs 18,09,307/- (Rupees Eighteen Lacs Nine Thousand Three Hundred Seven) only** paid by the **DEVELOPER** and received and accepted by the **OWNER NO. 4** as and by way of Security Deposit is detailed in the receipt appended hereto.

(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.

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 Khatian 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. Khatian 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 Juridiction 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. Khatian No.3240, 3241, 3242, R.S Khaitan No. 2398, Samil, 2453, New L.R. Khatian Nos. 5773 & 5602, J.L. No.36, R.S. No. 225 Touzi Nos. 172, 173, 10 Mouza- Patharghata within the Juridiction 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. Khatian No. 1224, Samil, 274, L.R. Khatian No.2597, 2244, 1121, 5420 and 5421 (in the name of Amu Siddique Molla and rafikul Islam alias Rafikul Islam Molla), New L.R. Khatian Nos. 5422, 5647 & 5721, J.L. No.36, R.S No. 225, Touzi No. 172, 10 in Mouza- Patharghata within the Juridiction 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. Khatian No.4320, 4324, 4326, 4327 and 4335 , R.S. Khaitan No. 979, 2358, New L.R. Khatian 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) SR

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.






































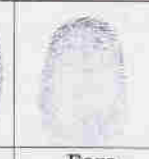






Received Rupees 5,00,000/- (Rupees Five Lacs) only by Cheque from the DEVELOPER OWNER No. 13 as per the details as within mentioned.

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























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

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Ranbit Lagawal</i>									
(Left Hand)										
						(Right Hand)				
(Right Hand)										
	<i>Ranbit Lagawal</i>									
(Left Hand)										
						(Right Hand)				
(Right Hand)										
	<i>Ayush Ag-</i>									
(Left Hand)										
						(Right Hand)				
(Right Hand)										
	<i>Ayush Ag-</i>									
(Left Hand)										
						(Right 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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ENTICE LANDMARK PRIVATE LIMITED



04/03/2015

Reassessment Account Number

AADCE8949A

26/03/2015

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AECPA3729C



नाम / NAME
SARSWATI DEVI AGARWAL

पिता का नाम / FATHER'S NAME
BAIJNATH AGARWAL

जन्म तिथि / DATE OF BIRTH
12-05-1934

हस्ताक्षर / SIGNATURE

सरस्वती

CB Das

आयकर अधिकारी, प.ब. 111

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAHARSH PROJECTS PRIVATE
LIMITED



19/11/2013

Permanent Account Number
AATCS8669P

1209/2014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRIJESH KUMAR AGRAWAL

BAIJNATH AGRAWAL

06/06/1964
Permanent Account Number

ACYP66430G


Signature



08092015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TELLUS PROPERTIES PRIVATE LIMITED

12/08/2013
Permanent Account Number

AAECT7376D

07/08/2013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PEARLTREE INFRASTRUCTURE
PRIVATE LIMITED



10/01/2014

Payment Account Number

AAHCP5344E

25/01/2014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUBHASH CHANDRA SULTANIA

RAM NIRANJAN SULTANIA

12/01/1964

Person's Tax Account Number

ALQPS1611L


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KEDARNATH ENTERPRISES PRIVATE
LIMITED



17/07/2013
Permanent Account Number
AAFCK2405B

17/07/2013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMARNATH NIRMAN PRIVATE LIMITED



17/07/2013

Permanent Account Number

AALCA335R

01000013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AYUSH AGRAWAL

BRIJESH KUMAR AGARWAL

07/01/1995

Permanent Account Number

BGZPA7986D

A. Agrawal

Signature



11042013

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SACHINDRA KUMAR JHA

BISWAMBHAR JHA

05/08/1971
Panhard Account holder

AGLPJ5617K

Sachindran Jha
Signature





FORM 7
GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0120100765858
Name: TIMIR CHAKRABORTY
Address
3971 SHIB NARAYAN DAS LANE
KOLKATA 700006

SIDW OI E Q CHAKRABORTY

Date of Issue	21/05/2010	Blood Group	U
Valid Till (NT)	30/05/2021	Date of birth	17/09/1965
Valid Till (T)			

Licensing Authority P. V. D. Kolkata Licensing Authority Sign



Timir Chakraborty

Major Information of the Deed

Deed No :	I-1904-01328/2017	Date of Registration	17/02/2017
Query No / Year	1904-0000204191/2017	Office where deed is registered	
Query Date	16/02/2017 5:14:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8, BALAI SINGHI LANE, Thana : Amharst Street, District : Kolkata, WEST BENGAL, PIN - 700009, Mobile No. : 9831089412, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,64,44,992/-]		
Set Forth value	Market Value		
	Rs. 11,79,01,422/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,80,989/- (Article:E, E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1061	LR-3055	Bastu	Shali	73.05 Dec		4,61,23,481/-	Property is on Road Adjacent to Metal Road,




District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-3915	LR-5422	Bastu	Shali	42 Dec		2,74,54,543/-	Property is on Road Adjacent to Metal Road,
L3	LR-3916	LR-5648	Bastu	Shali	25.626 Dec		1,67,51,193/-	Property is on Road Adjacent to Metal Road,
L4	LR-3938	LR-5422	Bastu	Shali	32.84 Dec		2,14,66,838/-	Property is on Road Adjacent to Metal Road,
L5	LR-3939	LR-5773	Bastu	Shali	9.34 Dec		61,05,367/-	Property is on Road Adjacent to Metal Road,
TOTAL :					109.806Dec	0/-	717,77,941/-	
Grand Total :					182.856Dec	0/-	1179,01,422/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009 PAN No. AACCN0826A, Status :Organization, Executed by: Representative
2	ENTICE LANDMARK PRIVATE LIMITED 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE8949A, Status :Organization, Executed by: Representative



















211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZGPA8163N, Status :Individual

13	Name	Photo	Fingerprint	Signature
	Mr AYUSH AGRAWAL Son of Mr BRIJESH KUMAR AGRAWAL Executed by: Self, Date of Execution: 17/02/2017 , Admitted by: Self, Date of Admission: 17/02/2017 ,Place : Office			
		17/02/2017	LTI 17/02/2017	17/02/2017
211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGZPA7986D, Status :Individual				










Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009 PAN No. AACCN0826A, Status :Organization

Representative Details :

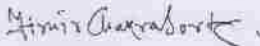
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BRIJESH KUMAR AGRAWAL Son of Late BAIJNATH AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 17 2017 2:52PM</td> <td>LTI 17/02/2017</td> <td>17/02/2017</td> </tr> </tbody> </table> <p>211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPA6430G, Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR), BRIJESH KUMAR AGRAWAL (HUF) (as KARTA), NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr BRIJESH KUMAR AGRAWAL Son of Late BAIJNATH AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office					Feb 17 2017 2:52PM	LTI 17/02/2017	17/02/2017
Name	Photo	Finger Print	Signature										
Mr BRIJESH KUMAR AGRAWAL Son of Late BAIJNATH AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office													
	Feb 17 2017 2:52PM	LTI 17/02/2017	17/02/2017										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AYUSH AGRAWAL Son of Mr BRIJESH KUMAR AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 17 2017 2:55PM</td> <td>LTI 17/02/2017</td> <td>17/02/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr AYUSH AGRAWAL Son of Mr BRIJESH KUMAR AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office					Feb 17 2017 2:55PM	LTI 17/02/2017	17/02/2017
Name	Photo	Finger Print	Signature										
Mr AYUSH AGRAWAL Son of Mr BRIJESH KUMAR AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office													
	Feb 17 2017 2:55PM	LTI 17/02/2017	17/02/2017										

211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGZPA7986D, Status : Representative, Representative of : ENTICE LANDMARK PRIVATE LIMITED (as DIRECTOR), SAHARSH PROJECTS PRIVATE LIMITED (as DIRECTOR), AMARNATH NIRMAN PRIVATE LIMITED (as DIRECTOR)

3	Name	Photo	Finger Print	Signature
	Smt AHSA DEVI AGRAWAL Wife of Mr BRIJESH KUMAR AGRAWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office			
		Feb 17 2017 3:04PM	LTI 17/02/2017	17/02/2017
211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACNPA6738L, Status : Representative, Representative of : PEARLTREE INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)				
4	Name	Photo	Finger Print	Signature
	Mr ANKIT AGARWAL Son of Mr BRIJESH KUMAR AGARWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office			
		Feb 17 2017 2:58PM	LTI 17/02/2017	17/02/2017
211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGZPA8163N, Status : Representative, Representative of : KEDARNATH ENTERPRISES PRIVATE LIMITED (as DIRECTOR)				
5	Name	Photo	Finger Print	Signature
	Mr SUBHASH CHANDRA SULTANIA Son of Late RAM NIRANJAN SULTANIA Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office			
		Feb 17 2017 3:01PM	LTI 17/02/2017	17/02/2017
211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALQPS1611L, Status : Representative, Representative of : SUBHASH CHANDRA SULTANIA (HUF) (as KARTA)				

6	Name	Photo	Finger Print	Signature
	Mr SACHINDRA KUMAR JHA Son of Late BISWAMBAR KUMAR JHA Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office			
		Feb 17 2017 3:00PM	LTI 17/02/2017	17/02/2017
SHASTRINAGAR BAROBAHERA, OPP. MADAN SHOP, KONNAGAR, P.O:- BAROBAHERA, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGLPJ5617K, Status : Representative, Representative of : TELLUS PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr TIMIR CHAKRABORTY Son of Mr FATIK CHANDRA CHAKRABORTY 39/1, SHIV NARAYAN DAS LANE, P.O:- BEADON STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt SARASWATI DEVI AGRAWAL, Mr SUBHASH CHANDRA SULTANIA, Mr ANKIT AGRAWAL, Mr AYUSH AGRAWAL, Mr BRIJESH KUMAR AGRAWAL, Mr AYUSH AGRAWAL, Smt AHSA DEVI AGRAWAL, Mr ANKIT AGRAWAL, Mr SUBHASH CHANDRA SULTANIA, Mr SACHINDRA KUMAR JHA	17/02/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEELKANTH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
2	ENTICE LANDMARK PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
3	SAHARSH PROJECTS PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
4	TELLUS PROPERTIES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
5	PEARLTREE INFRASTRUCTURE PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
6	KEDARNATH ENTERPRISES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
7	AMARNATH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
8	SUBHASH CHANDRA SULTANIA (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
9	Smt SARASWATI DEVI AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
10	BRIJESH KUMAR AGRAWAL (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
11	Mr SUBHASH CHANDRA SULTANIA	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec
12	Mr ANKIT AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-5.61923 Dec

22/02/2017 Query No:-19040000204191 / 2017 Deed No :l - 190401328 / 2017, Document is digitally signed.

13	Mr AYUSH AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-1.97123 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NEELKANTH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
2	ENTICE LANDMARK PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
3	SAHARSH PROJECTS PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
4	TELLUS PROPERTIES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
5	PEARLTREE INFRASTRUCTURE PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
6	KEDARNATH ENTERPRISES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
7	AMARNATH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
8	SUBHASH CHANDRA SULTANIA (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
9	Smt SARASWATI DEVI AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
10	BRIJESH KUMAR AGRAWAL (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
11	Mr SUBHASH CHANDRA SULTANIA	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
12	Mr ANKIT AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
13	Mr AYUSH AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-2.52615 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NEELKANTH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
2	ENTICE LANDMARK PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
3	SAHARSH PROJECTS PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
4	TELLUS PROPERTIES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
5	PEARLTREE INFRASTRUCTURE PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
6	KEDARNATH ENTERPRISES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
7	AMARNATH NIRMAN PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
8	SUBHASH CHANDRA SULTANIA (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
9	Smt SARASWATI DEVI AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
10	BRIJESH KUMAR AGRAWAL (HUF)	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
11	Mr SUBHASH CHANDRA SULTANIA	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec
12	Mr ANKIT AGRAWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.718462 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1061(Corresponding RS Plot No:- 1061), LR Khatian No:- 3055	Owner:সরস্বতী দেবী আগরওয়াল, Gurdian:বীজনাথ, Address:নিজ, Classification:শালি, Area:0.12000000 Acre,

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata

Sch No	Plot & Khatian Number	Details Of Land
L2	LR Plot No:- 3915(Corresponding RS Plot No:- 3915), LR Khatian No:- 5422	Owner:নীলকন্ঠ নির্মাণ প্রাঃ লিঃ, Address:17/এইচ/৪ বলাই সিংঘি লেন কলকাতা ৯, Classification:শালি, Area:0.12000000 Acre.
L3	LR Plot No:- 3916(Corresponding RS Plot No:- 3916), LR Khatian No:- 5648	Owner:আয়ুষ আগরওয়াল, Gurdian:ব্রিজেশ কুমার, Address:নিজ, Classification:শালি, Area:0.11000000 Acre,
L4	LR Plot No:- 3938(Corresponding RS Plot No:- 3938), LR Khatian No:- 5422	Owner:নীলকন্ঠ নির্মাণ প্রাঃ লিঃ, Address:17/এইচ/৪ বলাই সিংঘি লেন কলকাতা ৯, Classification:বাঁশঝাড়, Area:0.22000000 Acre,
L5	LR Plot No:- 3939(Corresponding RS Plot No:- 3939), LR Khatian No:- 5773	Owner:সুভাষ চন্দ্র সুলতানিয়া, Gurdian:মৃত রাম নিরঞ্জন সুলতানিয়া, Address:নিজ, Classification:ভাগাড়, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 190401328 / 2017

On 17-02-2017

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:31 hrs on 17-02-2017, at the Office of the A.R.A. - IV KOLKATA by Mr BRIJESH KUMAR AGRAWAL .,

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 11,79,01,422/-

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

Execution is admitted on 17/02/2017 by 1. Smt SARASWATI DEVI AGRAWAL, Wife of Late BAIJNATH AGRAWAL, 255, CANAL STREET, P.O: SHREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Mr SUBHASH CHANDRA SULTANIA, Son of Late RAM NIRANJAN SULTANIA, 18A, RAMKRISHNA SAMADHI ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 3. Mr ANKIT AGRAWAL, Son of Mr BRIJESH KUMAR AGRAWAL, 211, CANAL STREET, P.O: SHREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mr AYUSH AGRAWAL, Son of Mr BRIJESH KUMAR AGRAWAL, 211, CANAL STREET, P.O: SHREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

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

Execution is admitted on 17-02-2017 by Mr BRIJESH KUMAR AGRAWAL, DIRECTOR, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009; DIRECTOR, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009; KARTA, BRIJESH KUMAR AGRAWAL (HUF), 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 17-02-2017 by Mr AYUSH AGRAWAL, DIRECTOR, ENTICE LANDMARK PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006; DIRECTOR, SAHARSH PROJECTS PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006; DIRECTOR, AMARNATH NIRMAN PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 17-02-2017 by Smt AHSA DEVI AGRAWAL, DIRECTOR, PEARLTREE INFRASTRUCTURE PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 17-02-2017 by Mr ANKIT AGARWAL, DIRECTOR, KEDARNATH ENTERPRISES PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 17-02-2017 by Mr SUBHASH CHANDRA SULTANIA, KARTA, SUBHASH CHANDRA SULTANIA (HUF), 255, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 17-02-2017 by Mr SACHINDRA KUMAR JHA, DIRECTOR, TELLUS PROPERTIES PRIVATE LIMITED, 171A, RAMESH DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1, SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,80,989/- (B = Rs 1,80,884/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,80,989/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2017 7:17PM with Govt. Ref. No: 192016170045574141 on 16-02-2017, Amount Rs: 1,80,989/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1149820922 on 16-02-2017, 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 5,000/-,
by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 153884, Amount: Rs.5,000/-, Date of Purchase: 17/02/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2017 7:17PM with Govt. Ref. No: 192016170045574141 on 16-02-2017, Amount Rs: 70,021/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 1149820922 on 16-02-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 51386 to 51450
being No 190401328 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.02.22 19:02:28 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 22-02-2017 19:02:27
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.

9. **GROSS SALES REVENUE** – shall mean and include all the amounts to be received by the Developer towards consideration for the saleable space comprising of flats, open terrace, car parking space usage charges, in the proposed Project and amounts receivable from the unit purchasers towards, - club charges, any preferred location charges but shall not include the VAT, service tax, or any other present and future tax payable on sale of the units, as applicable, collection of various extras and deposits mentioned hereunder, stamp duty, registration fee and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the prospective unit purchasers.
10. **OWNERS ALLOCATION** shall mean **17 (Seventeen) %** of the Gross Sales Revenue of the saleable space constructed at or upon the First Schedule property together with the undivided proportionate share in the land of the **FIRST SCHEDULE** hereunder written and/or given.
11. **DEVELOPERS ALLOCATION** shall mean **83 (Eighty Three) %** of the Gross Sales Revenue of the saleable space constructed at or upon the First Schedule property together with the undivided proportionate share in the land of the **FIRST SCHEDULE** hereunder written and/or given.
12. **ARCHITECT** shall mean the Architect or the person or persons who may be appointed by **DEVELOPER** for designing and planning of the said Project.
13. **PLAN:** Shall mean the sanctioned and/or approved of the building/s sanctioned by the concerned authorities and shall also mean and include the design, layout , concept plan for the said project and shall include variations/modifications, alterations therein that may be made by **DEVELOPER** herein as well as all revisions, renewals and extensions thereof, if any.

1. The design of the building is based on the following principles:

- a. To provide a functional and efficient layout.
- b. To ensure a high level of safety and security.
- c. To create a pleasant and comfortable environment.

2. The building is designed to accommodate the following functions:

- a. Office space for administrative and management staff.
- b. Meeting rooms for conferences and seminars.
- c. A library and study area for research and learning.

3. The building is designed to be energy-efficient and sustainable.

- a. It features a green roof and solar panels to generate renewable energy.
- b. It has a water recycling system to reduce water consumption.
- c. It uses high-quality, durable materials to ensure a long lifespan.

4. The building is designed to be accessible and inclusive.

- a. It has a ramp and lift to provide access for people with disabilities.
- b. It has a clear and unobstructed path for wheelchair users.
- c. It has a hearing loop system for people with hearing impairments.

5. The building is designed to be secure and safe.

- a. It has a secure entrance and exit system.
- b. It has a fire alarm system and fire extinguishers.
- c. It has a security camera system to monitor the building.

6. The building is designed to be flexible and adaptable.

- a. It has a modular design that can be easily reconfigured.
- b. It has a flexible layout that can accommodate different functions.
- c. It has a scalable design that can be expanded as needed.

7. The building is designed to be aesthetically pleasing.

- a. It has a modern and minimalist design.
- b. It has a neutral color palette and clean lines.
- c. It has a large glass facade to provide natural light and views.

Room No.	Room Name	Area (sq. m)	Volume (cu. m)
101	Office	15	150
102	Office	15	150
103	Office	15	150
104	Office	15	150
105	Office	15	150
106	Office	15	150
107	Office	15	150
108	Office	15	150
109	Office	15	150
110	Office	15	150
111	Office	15	150
112	Office	15	150
113	Office	15	150
114	Office	15	150
115	Office	15	150
116	Office	15	150
117	Office	15	150
118	Office	15	150
119	Office	15	150
120	Office	15	150
121	Office	15	150
122	Office	15	150
123	Office	15	150
124	Office	15	150
125	Office	15	150
126	Office	15	150
127	Office	15	150
128	Office	15	150
129	Office	15	150
130	Office	15	150
131	Office	15	150
132	Office	15	150
133	Office	15	150
134	Office	15	150
135	Office	15	150
136	Office	15	150
137	Office	15	150
138	Office	15	150
139	Office	15	150
140	Office	15	150
141	Office	15	150
142	Office	15	150
143	Office	15	150
144	Office	15	150
145	Office	15	150
146	Office	15	150
147	Office	15	150
148	Office	15	150
149	Office	15	150
150	Office	15	150

8. The building is designed to be cost-effective.

- a. It has a simple and practical design.
- b. It uses standard materials and construction methods.
- c. It has a low operating and maintenance cost.

9. The building is designed to be future-proof.

- a. It has a flexible design that can accommodate new technologies.
- b. It has a scalable design that can be expanded as needed.
- c. It has a durable design that can last for many years.

10. The building is designed to be a model of sustainable architecture.

- a. It has a green roof and solar panels.
- b. It has a water recycling system.
- c. It uses high-quality, durable materials.

11. The building is designed to be a model of inclusive architecture.

- a. It has a ramp and lift.
- b. It has a clear and unobstructed path.
- c. It has a hearing loop system.

12. The building is designed to be a model of flexible architecture.

- a. It has a modular design.
- b. It has a flexible layout.
- c. It has a scalable design.

13. The building is designed to be a model of aesthetically pleasing architecture.

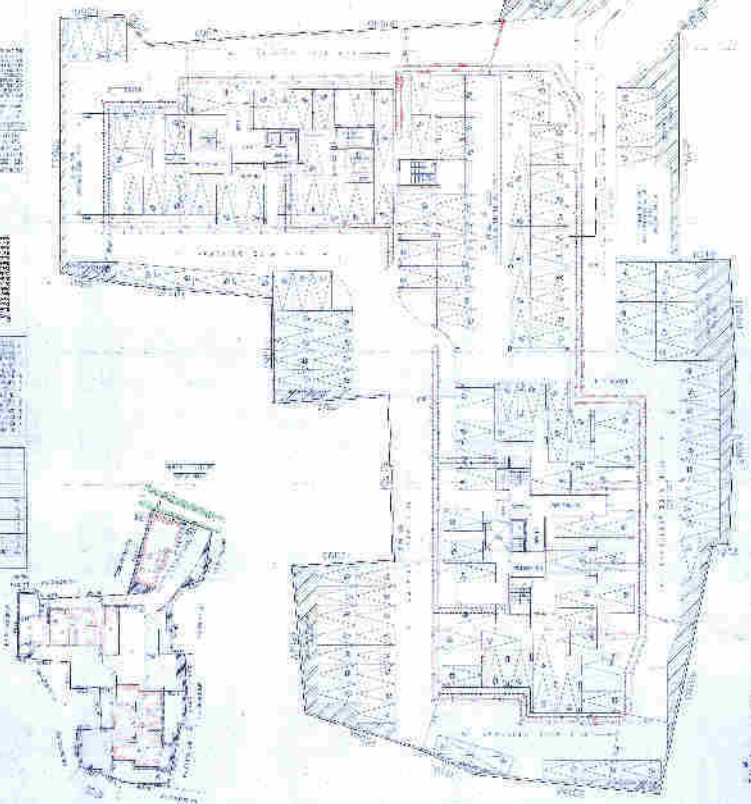
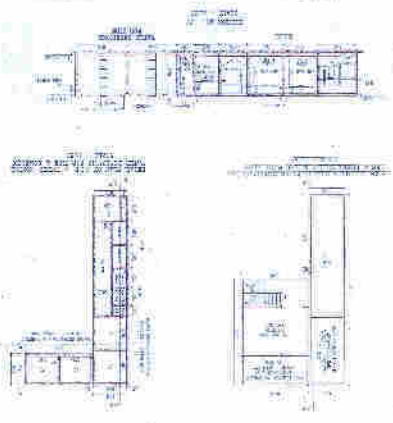
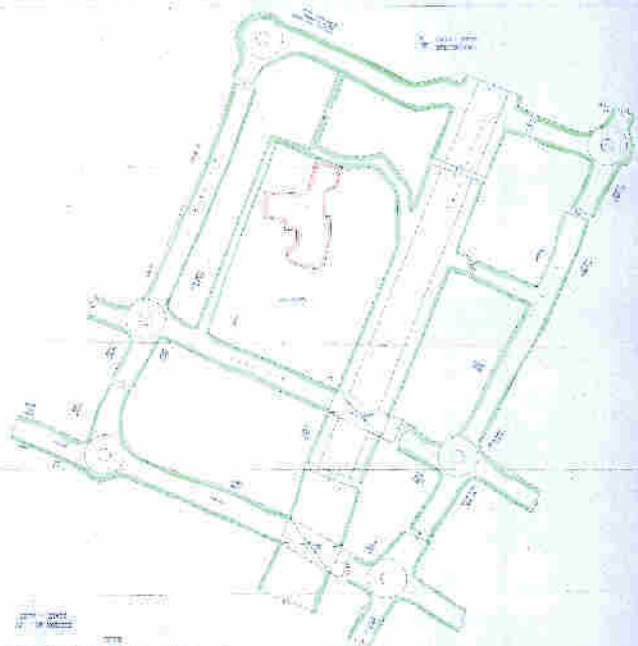
- a. It has a modern and minimalist design.
- b. It has a neutral color palette.
- c. It has a large glass facade.

14. The building is designed to be a model of cost-effective architecture.

- a. It has a simple and practical design.
- b. It uses standard materials.
- c. It has a low operating and maintenance cost.

15. The building is designed to be a model of future-proof architecture.

- a. It has a flexible design.
- b. It has a scalable design.
- c. It has a durable design.



NOTE:

- 1. The building is designed to be a model of sustainable architecture.
- 2. The building is designed to be a model of inclusive architecture.
- 3. The building is designed to be a model of flexible architecture.
- 4. The building is designed to be a model of aesthetically pleasing architecture.
- 5. The building is designed to be a model of cost-effective architecture.
- 6. The building is designed to be a model of future-proof architecture.