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JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made at Kolkata on this the 22<sup>nd</sup> day of September, TWO THOUSAND AND SEVENTEEN

BETWEEN

- (1) M/S. ARROWLINE TOWERS PVT. LTD ; holding PAN : AAKCA9765F, (2) M/S. ARROWSPACE TOWERS PVT. LTD ; holding PAN : AALCA0239M, (3) M/S. AUROPLUS BUILDERS PVT. LTD, holding PAN: AALCA0240N, (4) M/S. BHAVSAGAR NIKETAN PVT. LTD, holding PAN: AAFCB2200D, (5) M/S. BLOCKDEAL COMPLEX PVT. LTD., holding PAN : AAFCB2198G, (6) M/S. BLUELAND RESIDENCY PVT. LTD., holding PAN : AAFCB2196J, (7) M/S. BLUEMOTION REALCON PVT. LTD; holding PAN : AAFCB2199H.

Certified that the document is submitted for registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

*Randy*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

22 SEP 2017

NORTECH PROPERTY  
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Date: 22/09/17

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Sl. No. .... Date .....

Name .....

Ad. 100R .....

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SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

SUBMITRA CHANDRA  
.....  
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District Sub-Register Office  
Alipore, South 24 Parganas

22 SEP 2017

NORTECH PROPERTY PRIVATE LIMITED

  
Authorized Signatory

8) M/S. BOSSLIFE PROJECTS PVT. LTD., holding PAN : AAECM1849C , (9) M/S. CAPABLE TOWERS PVT. LTD. , holding PAN: AAFCC0168F , (10) M/S. DHARMIK AWAS PVT. LTD; holding PAN: AAECD4200E, (11) M/S. FABERT PROCON PVT. LTD. , holding PAN- AACCF0654L (12) M/S. FLOWTOP HIGHRISE PVT. LTD. , holding PAN : AACCF07884H (13) M/S. GOODSIDE BUILDERS PVT. LTD. , holding PAN : AAECG0301K , (14) M/S. KOTIRATAN NIRMAN PVT. LTD , holding PAN : AAECK9380J , (15) M/S. MAKELIFE DEVELOPERS PVT. LTD holding PAN : AAICM2204R , (16) M/S. MEANTIME HOMES PVT. LTD., holding PAN : AAICM1899E, (17) M/S. MEGAPIX PROMOTERS PVT. LTD. , holding PAN : AAICM 2207N, (18) M/S. MOONLINK RESIDENCY PVT. LTD. , holding PAN : AAICM2205Q, (19) M/S. MOONVIEW PLAZZA PVT. LTD. , holding PAN : AAICM2206P, (20) M/S. MUSKAN PLAZZA PVT. LTD. , holding PAN : AAICM 4797P, (21) M/S. NEMINATH NIRMAN PVT. LTD., holding PAN : AAECN1464E, (22) M/S. OVAL BUILDCON PVT. LTD. , holding PAN : AABCO7371C, (23) M/S. OVERGROW COMPLEX PVT. LTD , holding PAN : AABCO7304D, (24) M/S. OVERTOP INFRAHOMES PVT. LTD. , holding PAN : AABCO7370D, (25) M/S. PANCHMURTI INFRASTRUCTURE PVT. LTD. , holding PAN : AAGCP8439H, (26) M/S. PREMKUNJ NIKETAN PVT. LTD. , holding PAN : AAGCP8440A, (27) M/S. FUNIDEA CONCLAVE PVT. LTD , holding PAN : AAECV2533V, all the aforesaid companies have their respective Registered Offices at, 17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P. O. - KALIGHAT, P. S. - LAKE AND (28) M/S. GOODPOINT PROMOTERS PVT. LTD, holding PAN : AAECG9773H, (29) M/S. HULBERT CONCLAVE PVT. LTD., holding PAN : AADCH0576Q, (30) M/S. SHIVAMANI PROPERTIES PVT. LTD., holding PAN : AASCS3281N ; all the aforesaid Companies No. 28 to 30 have their respective Registered Offices, 344, MAHATMA GANDHI ROAD, KOLKATA - 700 104, P. O. - R. C. THAKURANI, P. S. - HARIDDEVPUR , all Private Limited Companies within the meaning of the Companies Act, 1956 as extended by the Companies Act, 2013, represented by their Authorised Signatory, MR. ADITYA AGARWAL, son of Mr. Sunil Agarwal, holding PAN : AFEPA7678D, and working for gain at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026, hereinafter referred to as the FIRST PARTY/OWNER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the ONE PART

AND



District Sub-Register-II  
Alipara, South 24 Parganas

NORTECH PROPERTIES PVT. LTD.

Authorized Signatory

22 SEP 2017



M/S. NORTECH PROPERTY PRIVATE LIMITED (PAN : AACCN0602N ), a Private Limited Company, within the meaning of the Companies Act, 1956 as extended by the Companies Act, 2013, having its Registered Office at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026 and represented by its Director, SRI HARSHVARDHAN MODI, son of Sri Asitok Kumar Modi, holding PAN : ADJPM3040N, working for gain at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026, hereinafter, referred to as the **SECOND PARTY/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor and/or successors in office/interest and assigns) of the **OTHER PART**

**WHEREAS:**

A) In this Agreement the First Party/Owners and the Second Party/Developer wherever the context so permits are collectively referred to as the 'parties' and individually as a 'party'.

**B) RECITAL**

WHEREAS by virtue of a Registered Deed of Conveyance dated 7<sup>th</sup> August 2010 one SRI MADHUSUDAN PATRA, being the Vendor therein, sold conveyed and transferred a plot of land admeasuring 30 Kattahs 04 Chittaks 01 Sqft. , more or less, lying and situate at Premises No. 27, Balaka, Kolkata 700 104 comprised in R. S. Dag No. 267, 269 & 271 under R. S. Khatian No. 31 corresponding to L. R. Dag no. - 502, 504 & 506, in Mouza – Ramchandrapur, Police Station – Formerly Thakurpukur now Haridevpur, J. I. No. - 31, R.S. no. 333, Touzi No. 1 to 6, 8 to 10, 12 to 16, within the limits of Joka – I, Gram Panchayet, presently under Kolkata Municipal Corporation Ward No. 142, District South 24 Parganas, West Bengal to M/S. NORTECH PROPERTY PRIVATE LIMITED, being the purchaser therein and the said deed was duly registered in the office of DSR - II South 24- Parganas, and recorded in Book No. - 1, CD Volume No. - 29, written in pages from 6237 to 6260, being Deed No. 8236 for the year 2010.

NORTECH PROPERTY PRIVATE LIMITED



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Allports, South 24 Paragana

MORTGAGE PROPERTY OFFICE

22 SEP 2017

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AND FURTHER WHEREAS by virtue of a Registered Deed of Conveyance dated 7<sup>th</sup> August 2010 one (1) SMT. SAMPATTI PATRA, wife of Late Khagendra Nath Patra, (2) SHRI SANKAR KUMAR PATRA, (3) SRI BHAKTA PATRA, (4) SHRI KARTIK PATRA, (5) SHRI GANESH PATRA, (6) SHRI SUROJIT PATRA, (7) SHRI BISWAJIT PATRA, all sons of Late Khagendra Nath Patra AND (8) SMT. JHARNA MONDAL, wife of Haran Mondal, jointly, sold conveyed and transferred a plot of land admeasuring 39 Kattahs 06 Chittaks 19 Sqft., more or less, lying and situate at Mouza - Ranchandrapur, Pargana - Magura appertaining to L. R. Dag No. 265, 267, 269 and 271 under R.S. Khatian No. 31, corresponding to L. R. Dag No. 317, 502, 504 and 506, Touzi No. 1 to 6, 8 to 10, 12 to 16, J. L. No. - 31, R. S. No - 333 under Joka - I Gram Panchayet, Police Station : Formerly Thakurpukur now Haridevpur, District South 24 Parganas, West Bengal to one M/S. NORTECH PROPERTY PRIVATE LIMITED, and the said Deed was duly registered at the office of DSR - II, South 24- Parganas, and recorded in Book No. - 1, CD Volume No. 29, written in pages from 6287 to 6324, being Deed No. 8238 for the year 2010.

AND WHEREAS while the said M/S. NORTECH PROPERTY PRIVATE LIMITED has been enjoying the right, title, interest and possession in respect of the property measuring 69 Kattahs 10 Chittaks 20 Sqft., more or less, situated within Mouza - Ranchandrapur, Pargana - Magura appertaining to L. R. Dag No. 317, 502, 504 and 506, Touzi No. 1 to 6, 8 to 10, 12 to 16, J. L. No. - 31, R. S. No - 333 under Joka - I Gram Panchayet, Police Station : Formerly Thakurpukur now Haridevpur, District South 24 Parganas, West Bengal, mutated its name before the B. L. & L. R. O. Authority and had been recorded in L. R. Khatian No. - 2681 appertaining to L. R. Dag No. 317, 502, 504 & 506.

AND FURTHER WHEREAS by virtue of a Registered Deed of Conveyance dated 7<sup>th</sup> November 2013 the said M/S. NORTECH PROPERTY PRIVATE LIMITED, sold conveyed and transferred the undivided plot of land admeasuring altogether area about 63 Kattahs 10 Chittaks 20 Sqft. out of total 69 Cottah 10 Chittaks 20 Sqft. of land lying and situated at Mouza - Ranchandrapur, Pargana Magura, appertaining to L. R. Dag No. 317, 502, 504 and 506 L. R. Khatian No. 2681 Touzi No. 1 to 6, 8 to 10, 12 to 16, J. L. No. 31, R.S. No 333 under Joka - I Gram Panchayet, Police Station : Thakurpukur now Haridevpur, District South 24 Parganas, West Bengal together with the structures standing thereon (more fully and particularly mentioned and described in PART I of the SECOND SCHEDULE hereunder written to (1) M/s. Arrowline Towers Private Limited, (2) M/s. Arrowspace Towers Private



Director: Sub-Regional  
Algoa, South & Paradise

22 SEP 2017

NORTECH PROJECT SUPPORT UNIT

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Limited, (3) M/s. Auroplus Builders Private Limited, (4) M/s. Bhavsagar Niketan Private Limited, (5) M/s. Blockdeal Complex Private Limited, (6) M/s. Blueland Residency Private Limited, (7) M/s. Bluemotion Realcon Private Limited (8) M/s. Bosslife Projects Private Limited, (9) M/s. Capable Towers Private Limited, (10) M/s. Dharmik Awas Private Limited, (11) M/s. Fabert Procon Private Limited (12) M/s Flowtop Hirise Private Limited, (13) M/s. Goodpoint Promoters Private Limited, (14) M/s. Goodside Builders Private Limited, (15) Hulbert Conclave Private Limited, (16) M/s. Kotiratan Nirman Private Limited, (17) M/s. Makelife Developers Private Limited, (18) M/s. Meantime Homes Private Limited, (19) M/s. Megapix Promoters Private Limited, (20) M/s. Moonlink Residency Private Limited, (21) M/s. Moonview Plaza Private Limited, (22) M/s. Musican Plaza Private Limited, (23) M/s. Neminath Nirman Private Limited, (24) M/s. Oval Buidcon Private Limited, (25) M/s. Overgrow Complex Private Limited, (26) M/s. Overtop Infrahomes Private Limited, (27) M/s. Panchmurti Infrastructure Private Limited, (28) M/s. Premkunj Niketan Private Limited, (29) M/s. Shivamani Properties Private Limited and (30) M/s. Funidea Conclave Private Limited, First Party/Owners herein and the said Deed was duly registered at the office of A.D.S.R., Behala being Deed No. 9026 for the year 2013.

AND WHEREAS in pursuance to purchase by virtue of aforesaid Registered Deed of Conveyance, First Party/Owners become the owners of the said plot of land admeasuring 63 Kattahs 10 Chattaks 20 Sqft. lying and situated at Mouza - Ramchandrapur, Paragana - Magura, corresponding to L. R. Dag No. 317, 502, 504 and 506 under L.R. Khatian No. 2681 Touzi No. 1 to 6, 8 to 10, 12 to 16, J.L. No. 31, R.S. No 333 under Joka - 1 Gram Panchayet, Police Station : Thakurpukur now Haridevpur, District South 24 Parganas, West Bengal, morefully and particularly described in the PART I of the SECOND SCHEDULE.

AND WHEREAS M/S. NORTECH PROPERTY PRIVATE LIMITED, is still enjoying its right, title and interest on ALL THAT the remaining undivided and un-demarcated portion of the said Plot of Land lying and situated at Mouza - Ramchandrapur, Paragana - Magura, corresponding to L. R. Dag No. 317, 502, 504 and 506 under L.R. Khatian No. 2681 Touzi No. 1 to 6, 8 to 10, 12 to 16, J.L. No. 31, R.S. No 333 under Joka - 1 Gram Panchayet, Police Station : Thakurpukur now Haridevpur, District South 24 Parganas, West Bengal, by estimation an area of 06 Kattahs together with the structures standing thereon (more fully and particularly mentioned and described in PART II of the SECOND SCHEDULE).



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Alipore, South 24 Parganas

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NORTECH PROJECTS PRIVATE LIMITED

  
Authorised Signatory

- C) The parties have caused their respective names to be mutated in the records of Kolkata Municipal Corporation under Assessee No. 711421200055 in respect of this schedule property situated at Premises No. 27, Balaka, Kolkata - 700 104 under Kolkata Municipal Corporation Ward No. 142.
- D) It has been agreed by and between the parties that the said Premises will be developed by the Developer whereby the developer have become entitled to undertake construction of a new buildings at the said premises comprising of various self contained residential/commercial flats units apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
- E) The Owners have agreed to grant the exclusive right of development in respect of its entire share or interest into or upon the said Premises unto and in favour of the Developer herein with the intent and object that the Developer shall be entitled to undertake construction of a new buildings at the said Premises subject to the terms and conditions hereinafter appearing.

NOW THEREFORE IN CONSIDERATION OF THE ABOVE RECITALS AND THE MUTUAL COVENANTS AND PROMISES HEREIN CONTAINED THE PARTIES HAVE AGREED as follows:

#### ARTICLE 1 - DEFINITIONS

- 1.1 In this agreement unless the context so permits the following expressions shall have the meanings assigned to them as under:
- i) ARCHITECT shall mean such person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said Project.
  - ii) CONSENTS shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development.
  - iii) DEVELOPMENT AGREEMENT shall mean this Agreement



District Registrar - II  
District, South 24 Patents

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NORTECH PROPERTIES

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- iv) **DEVELOPER** shall mean the said M/S. **NORTECH PROPERTY PRIVATE LIMITED** and shall mean and include the present Director and/or Directors and/or those who may be taken in and/or admitted as Director and/or Directors and their respective heirs, legal representatives, executors, administrators and assigns.
- v) **DEVELOPER'S SHARE** shall mean 79 % ( Seventy Nine Percent ) of the Gross revenue consequent to sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the development
- vi) **DEVELOPER'S OBLIGATIONS** shall mean the obligations assumed by the Developer, brief details will appear from the Second Schedule hereunder written
- vii) **DEVELOPMENT COSTS** shall mean the amounts to be incurred by the Developer for undertaking development of the Premises, brief details of which will appear from the Third Schedule hereunder written
- viii) **OWNERS'S SHARE** shall mean 21% (Twenty One Percent) of the Gross revenue accruing consequent to sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the development
- ix) **ENDUSERS** shall mean the various persons who shall acquire a Flat/Unit in the said new building to be constructed at the said premises
- x) **GROSS RECEIPTS/REVENUE** shall mean the total revenue generated consequent to sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the development.
- xi) **PROJECT** shall mean the proposed new building to be constructed on the said Premises in accordance with the plan.
- xii) **PLAN** shall mean the plan to be sanctioned by the Kolkata Municipal Corporation authorities concerned and shall include any modifications made thereto from time to time and sanctioned by the authorities concerned.
- xiii) **PREMISES** shall mean **ALL THAT** the Municipal Premises No. 27, Balaka, Kolkata 700 104 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written)
- xiv) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Quantity Surveyors, Mechanical and/or Electrical Engineers, Surveyors and/or

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Cape Town, South Africa

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such other professional engaged and/or contracted by the Developer from time to time

- xv) **OWNERS** shall mean the Parties hereto of the First Part and shall mean and include their successor and/or successors in office/interest and assigns
- xvi) **SERVICES** shall mean the supply to and the installations on the Premises of electricity, water, gas, telecommunications, lavatories, drainage and other services.
- xvii) **SPECIFICATIONS** shall mean as may be recommended by the recognized licensed holder Architect from time to time appointed for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials shall be final and binding on the parties hereto morefully and particularly described in the fourth schedule herein below.

#### ARTICLE II – INTERPRETATIONS

- 2.1 In this Agreement:
  - 2.1.1 **Covenants** – where any part to this Agreement for the time being comprises of two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising the party jointly and severally  
A covenant expressed to be made with more than one party is a covenant made separately with each of those parties
  - 2.1.2 **Gender and number** – Words importing one gender include all other genders, words importing the singular includes the plural and vice versa
  - 2.1.3 **Headings** – The clause, paragraphs and schedules headings do not form part of this document and are not to be taken into account in its construction or interpretation
  - 2.1.4 **Reference to statutes** – unless expressly stated to the contrary any reference to a specific statute includes any statutory extension or modification, amendment or re-enactment of that statute and any regulations or orders made under that statute and any general reference to a statute includes any regulations or orders made under that statute
  - 2.1.5 **Interpretation of 'this Development Agreement'** – where the context so allows,





District Sub-Registrar  
Aligarh, South 24 Parganas

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NORTECH PROPERTY PRIVATE LIMITED



the expression "this Development Agreement" includes any documents supplemental to or collateral with this document or entered into in accordance with this document

- 2.1.6 **Reference to clauses and schedules** - any reference in this document to a clause, sub-clause, paragraph, sub paragraphs or Schedules without further designation is to be construed as a reference to the clause, sub clause, paragraph, sub Paragraphs or Schedules to this document so numbered.

**ARTICLE III – REPRESENTATIONS AND WARRANTIES BY THE OWNERS**

- 3.1 At or before the execution of this Agreement the Owners have assured and represented to the Developer as follows:

- i) **THAT** the Owners are legally competent to enter into this agreement and that there is no legal bar or impediment in the Owners entering into this agreement
- ii) **THAT** there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the Southern Portion and/or Premises
- iii) **THAT** no part or portion of the said Premises is subject to any notice or acquisition and/or requisition
- iv) **THAT** all municipal rates taxes and other outgoings payable in respect of the said premises has been paid and/or shall be paid by the Owners upto the date of execution of this agreement
- v) **THAT** this agreement has been duly approved by the shareholders of the Owners

- 3.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer has agreed to enter into this agreement and to undertake development of the said Premises

NORTECH PROPERTY DEVELOPERS PVT. LTD.

  
Authorized Signatory



District Sub-Registrar-B  
Alipore, South 24 Parganas

NORTECH PROPERTY PRIVATE LIMITED

22 SEP 2017

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Assistant Registrar

ARTICLE IV - ASSURANCES AND WARRANTIES BY THE DEVELOPER

4.1 At or before the entering into this Agreement the Developer has assured and represented to the Owners as follows:

- i) THAT the Developer is legally competent to enter into this agreement and that there is no legal bar or impediment in the Developer entering into this agreement
- ii) That the Developer has adequate financial resources to undertake the development of the said Premises
- ii) That the Developer has an experienced professional team at its command comprising of Engineers, skilled workers and other professionals who are competent to undertake the development of the said Premises

4.2 Relying on the aforesaid representations and believing the same to be true the Owners have agreed to allow the Developer to undertake the development of the said Premises subject to the terms and conditions hereinafter appearing

ARTICLE V - COMMENCEMENT AND DURATION

5.1 This agreement has commenced and/or shall be deemed to have commenced on and with effect from ----- day of ----- 2017 (hereinafter referred to as the COMMENCEMENT DATE)

5.2 Unless terminated in the manner as hereinafter appearing this Agreement shall remain in full force and effect until the said Project is completed in all regards

ARTICLE VI - GRANT OF DEVELOPMENT RIGHT

6.1 It has been agreed by and between the parties hereto that subject to the terms and conditions herein contained the Owners have agreed to grant the exclusive right of development to the extent of its right title interest into or upon the said Premises unto and



District, Sub-Registrar-11  
Alipore, South 24 Parganas

22 SEP 2017

NORTHCH PROPERTY PRIVATE LIMITED

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in favour of the Developer herein and in connection therewith the Developer shall perform and observe its obligations set out in the Second schedule hereunder written

#### ARTICLE VII - LICENSE

7.1 Immediately after execution of this Agreement or so soon thereafter, the Developer and/or any person authorised by it shall be entitled to enter upon the said Premises and at the cost of the Developer shall be entitled to and is hereby authorised :

- i) To cause the lands forming part of the said premises to be surveyed
- ii) To undertake soil testing
- iii) To undertake other preliminary works for the purpose of undertaking development of the said Premises

7.2 It is hereby made expressly clear that the possession of the said Portion is not being given nor intended to be given to the Developer in part performance as contemplated by Section 53A of the Transfer of Property Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961 and possession of the said Portion shall always continue to remain vested with the Owners during the continuance of this agreement.

#### ARTICLE VIII - PERMISSIONS

8.1 For the purpose of undertaking development of the said Premises, the Developer shall be entitled to apply for and obtain all permissions consents approvals and/or consents which are needed and/or required and the Owners agrees and undertake to sign and execute deeds documents and instruments as may be necessary and/or required from time to time, and the owners shall also give registered general power of attorney in favour of the developer for the purpose of construction work in the said scheduled mentioned property and to undertake all necessary searching and obtain clearance, if required, from appropriate government authorities like Kolkata Municipal Corporation, KIT, Fire Department, Microwave, Urban Land Ceiling Department, Land Acquisition Department., B.L. & L.R.O., KMDA, Microwaves, Airport Authority, Metro rail Authority and such other concerned to the satisfaction of the developer. And the owners shall produce all such documents as found necessary to facilitate the above process.

8.2 The Developer shall be entitled to and the Owners hereby consents to the Developer modifying and/or altering the said Plan in accordance with the prevailing building rules so long as such modification and/or alteration is beneficial for the said project.

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Alipore, South 24 Parganas

NORTECH PROPERTY PRACTICE

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This Agreement shall not operate or be deemed to operate as a demise of the Portion or any part thereof and the Developer or any person claiming through or under it shall not be entitled to any estate, right, title or interest in respect of the Portion until such time the development is completed.

**ARTICLE IX - PROFESSIONAL TEAM AND BUILDING CONTRACTOR**

9.1 The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the Building Contract, any sub-contracts or agreements with the Developer and the appointments of the members of the Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.

9.2 Without the prior consent of the Owners (which shall not be unreasonably withheld) the Developer shall not:

- (i) do or omit to do any act or thing which would entitle the Building Contractor or any member of the Professional Team to terminate the Building Contract or its appointment respectively or dismiss any member of the Professional Team or the Building Contractor or appoint another professional or contractor in addition to, or in substitution for, any of them.
- (ii) make any addition, variation, alteration or modification to the terms of appointment of any member of the Professional Team or to the Building Contract or to any contract between sub-contractors or suppliers and the Developer or to any other contracts entered into by the Developer in relation to the Development.
- (iii) discharge or release (or agree so to do) the Building Contractor, any sub-contractor or supplier or any member of the Professional Team or other persons from, or waive any of, their obligations or liabilities under their respective contracts or treat, or allow to be treated, any such agreements or contracts as determined or discharged other than by performance, or enter, into any other contract in relation to the carrying out of the Development.

9.3 The Developer shall, at the request of the Owner, co-operate in any manner reasonably requested by the Owner in taking proceedings against the Building Contractor and any of the Professional Team.



Director Sub-Registrar  
Mumbai, District of Maharashtra

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### ARTICLE X- SANCTION PLAN

10.1 The developer shall upon receiving vacant possession of the said land obtain the building plan to be sanctioned by the Kolkata Municipal Corporation with the period of 9 months from the date of handover of vacant and peaceful possession (with a grace period of further three months) and the Developer shall take all necessary steps and meet all the requirements of the Municipality and bear and pay the sanction fee and other charges including the Architects' fee for the said plan.

### ARTICLE XI - THE DEVELOPMENT

11.1 After execution of this Agreement or so soon thereafter, the Developer shall immediately commence and proceed diligently to execute and complete the Development

- i) in a good and workmanlike manner with such materials and/or specifications as may be recommended by the Architect free from any latent or inherent defect (whether of design, workmanship or materials) and
- ii) in accordance with the Approved Plans, the Planning Permission and all planning permissions which may be granted for the Development, the consents, any relevant statutory requirements and building regulations, the requirements of any statutory or other competent authority and the provisions of this Agreement;

### ARTICLE XII- TOTAL DEVELOPMENT COSTS

12.1 The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer, including, without limitation, the items listed in the Third Schedule hereunder written:

### ARTICLE XIII- CONSTRUCTION AND COMPLETION

- 13.1 The Developer shall immediately after the execution of this Agreement or so soon thereafter shall be entitled to commence the work of construction of the said Project (hereinafter referred to as the START DATE)
- 13.2 Unless prevented by circumstances beyond the control of the Developer the said Project shall be constructed erected and completed in all regards within a period of 36 months from





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Alipore, South 24 Parganas

22 SEP 2017

NOTTECH PROPERTY PRIVATE LIMITED

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Authorised Signatory

the date of sanction of building plan by the Kolkata Municipal Corporation with a grace period of 9 months (hereinafter referred to as the COMPLETION DATE) and time for completion is and shall always be treated as the essence of the contract. A certificate of completion issued by the Architect shall be satisfactory condition for the above.

13.3 The Developer shall cause the New Building to be constructed erected and completed with good quality materials and/or specifications as is normally used in construction of a first class business as may be recommended by the Architect for the time being.

13.4 The Developer hereby undertakes to keep the Owners indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of construction and/or for any defect therein.

13.5 If the event of any accident or mishap takes place during construction whether due to negligence or otherwise of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claims thereof or therefrom.

#### ARTICLE XIV -DEVELOPER'S WARRANTIES AND ACKNOWLEDGEMENT

14.1 The Developer warrants and represents to the Owners that :

- i) to the best of its knowledge and belief, all information known to the Developer at the date of this Agreement which is, or might be considered, material to the Owners' decision to enter into this Agreement has been fully disclosed and produced to the Owner;
- ii) the Developer has used and will continue to use all reasonable skill and care in relation to the Development, to the co-ordination management and supervision of the Building Contractor and the Profession Team, to selection and preparation of all necessary performance specifications and requirements and to the design of the Development for the purposes for which it is to be used or specified.
- iii) That the said new building to be constructed at the said Premises shall be free from any design defect and fit for the purpose for which it is to be used; and the Premises is fit for the carrying out of the Development :



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#### ARTICLE XV - MARKETING AND REVENUE SHARING

15.1 It has been agreed between the parties hereto that the various flats units apartments constructed spaces and car parking spaces forming part of the Developer as hereinafter appearing shall be sold and transferred by the Developer in favour of the end users.

15.2 In consideration of the above and in further consideration of the mutual covenants herein contained and in further consideration of the Developer having agreed to incur all costs charges and expenses for undertaking development of the said Premises (hereinafter referred to as the CONSTRUCTION COSTS) it has been agreed that the entirety of the development will be sold and transferred by the Developer and the Gross receipts shall be shared between the parties hereto in the manner as hereinafter appearing out of sale proceeds of Flats, car parking Area, Store Room, etc. shall be shared between the parties in a manner whereby the Developer shall be entitled to retain for itself 79 % (Seventy Nine percent) of such Gross receipts (hereinafter referred to as the DEVELOPER'S SHARE) and the remaining 21 % (Twenty One Percent) of such Gross receipts shall be made over by the Developer to the Owner (hereinafter referred to as the OWNER'S SHARE). It is agreed that that the said 21% (Twenty One Percent) of the Owner's Share will be shared by all the 30 Owners in equal proportion, i.e.: each owner shall get 0.70% of the Gross receipt and the Developer shall deposit the amount of owners' share in each and every owner's account in said proportion. It is also hereby agreed that Extra Charges collected from the purchasers of units in the proposed project (on account of the installation of Generator, transformer, legal charges, sinking fund and maintenance deposit or any other account that the Developer may choose to impose and collect in respect of maintenance and upkeep of the project ) shall accrue to the Developer. It is made clear that the extra charges and/or premium charges in respect of PLC (Preferred Location), floor escalation, parking, terrace shall be shared between the developer and the owners herein at the percentage agreed herein above.

15.3 The said Gross Receipts will be deposited by the Developer in a separate account to be opened with a nationalized bank or any other bank (hereinafter referred to as the ESCROW ACCOUNT).

15.4 Each of the Owners and the Developer shall be liable to make payment of any amount which may become payable on account of GST and other statutory outgoings which may become payable on account of the respective share.



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15.5 The books of accounts and other related papers relating to the said Project shall be kept by the Developer at its office at 17/1 Lansdowne Terrace, Kolkata - 700 026, or at such other place as the Developer in its absolute discretion may deem fit and proper and the Owners or any person authorised by it shall be entitled to take inspection of such books of accounts upon giving adequate notice to the Developer.

#### ARTICLE XVI - EXTRA PAYMENTS

16.1 The Developer shall be entitled to receive realize and collect from each of the end users various amounts on account of:

- i) proportionate share of CESC Transformer charges/HT Services;
- ii) proportionate share of Generator connection to the flat;
- iii) proportionate share on account of recreational facilities to be provided for in the said housing project for the benefit of the flat Owners;
- iv) Any amount which may become payable in accordance with Rule 25 of KMC Act for flats forming part of the Owner's Allocation;
- v) Such charges as may be determined for formation of the Holding Organisation and/or Association of Flat owners;
- vi) By way of maintenance charges;
- vii) By way of municipal rates
- viii) Sinking Fund
- ix) Legal Charges

hereinafter referred to as the EXTRA PAYMENTS

16.2 The said Extra Payments shall not form part of the Gross receipts and the unadjusted amount shall be made over by the Developer to the Holding Organisation upon its formation.

#### ARTICLE XVII - MAINTENANCE OF THE COMMON PARTS AND PORTIONS FORMING PART OF THE SAID PROJECT

17.1 The Developer shall be entitled to frame necessary rules and regulations for the purpose of regulating the user of the various Flats units, apartments and Car Parking spaces forming part of the said project and each of the persons intending to and/or acquiring a Flat/ unit, apartment and Car Parking space in the said project shall be liable and agrees to observe



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such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges to the Developer/FMC till such time the Holding Organization is formed.

#### ARTICLE XVIII- HOLDING ORGANISATION

- 18.1 After completion of the said Project or so soon thereafter the Developer shall cause a Society/Syndicate/Association/Company to be formed for the purpose of taking over of the maintenance and management of the common parts and portions and also for the purpose of rendition of the common services and each of the persons acquiring Flats, units, apartments and Car Parking spaces in the said new building and/or project shall be bound to become a member of such Holding Organisation.
- 18.2 The Developer undertakes to hold the sinking fund collected from intending purchasers and be liable to transfer the same in favour of the Society/Syndicate/Association/ Company as and when the same is formed and becomes functional.
- 18.3 In the event of the control of the common parts and portions and the obligation of rendition of common services being entrusted by the Developer to any Facility Management Company (hereinafter referred to as the MANAGEMENT COMPANY) each of the persons acquiring a Flat/Unit/Apartment and Car Parking spaces in the said new building and/or project shall be liable to make payment of the proportionate share of the maintenance charges to such Management Company without raising any objection whatsoever or howsoever.

#### ARTICLE XIX – TITLE DEEDS

- 19.1 Original Title Deeds of the Property in respect of the below mentioned schedule property, original title deeds will be held by the Developer.

#### ARTICLE XX- FORCE MAJEURE

- 20.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :

- i) Fire
- ii) Natural calamity
- iii) Tempest



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Airport, Seem 2, Bangalore

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- iv) Local problem and/or local disturbance.
- v) Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.
- vi) Any other unavoidable circumstances beyond control of the Developer

#### ARTICLE XXI - OWNER'S OBLIGATIONS

21.1 The Owners have agreed:

- i) To co-operate with the Developer in all respect for development of the said Property in terms of this agreement
- ii) To sign and execute all deeds documents and instruments as may be necessary and/or required from time to time as may be necessary and/or required to enable the Developer to undertake construction of the said Project in accordance with the Plan which may be sanctioned
- iii) The Owner will execute a Registered Power of Attorney in favour of the Developer or its nominee and/or nominees to enable the Developer to do all acts deeds and things which are necessary and/or required towards construction work and the Owner shall also execute a General Power of Attorney in favour of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement

21.2 The Owner have agreed that without the consent of the Developer in writing the Owners shall not cancel and/or revoke the said Power of Attorneys

#### ARTICLE XXII (DEVELOPER' INDEMNITY)

22.1 The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Project.

22.2 The Developer hereby undertakes to keep the Owners indemnified and indemnifies the Owners against all actions suits costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of construction of the said Project and/or for any defect therein.





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- 21.1 If any accident or mishap takes place during construction until completion of the Project whether due to negligence or otherwise any act of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claim thereof or there from.

**ARTICLE XXIII- BREACHES**

- 23.1 None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default by any of the parties (hereinafter referred to as the DEFAULTING PARTY) the other party shall be entitled to sue the Defaulting Party for specific performance of this agreement and for other consequential reliefs.

**ARTICLE XXIV - NEGATIVE COVENANTS**

- 24.1 The Owners as and by way of negative covenants have assured and covenanted with the Developer as follows:

- i) Not to sell transfer alienate and/or encumber the said premises.
- ii) Not to create any interest of any third party into or upon the said plot of land Owned by the Owners herein or any part or portion thereof
- iii) Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions herein contained
- iv) To do all acts deeds and things as may be necessary and/or required from time to time

**ARTICLE XXV- MISCELLANEOUS**

- 25.1 TAXES - The parties agree and assure each other that each of the parties will make payment of their respective share on account of Service Tax, GST, if applicable, and all other statutory outgoings and have agreed to keep each other saved harmless and fully indemnified in this regard.

25.2 **RELATIONSHIP OF THE PARTIES -**

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties



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(ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owners shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.

**25.3 NON WAIVER** - any delay tolerated and/or indulgence shown by the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.

**25.4 ENTIRE AGREEMENT** - this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.

**25.5 ADDRESS FOR SERVICE**

25.5.1 A notice to the Owners shall be delivered or sent to the Owners at its addresses given in this Agreement or given in any notice given by the Owners to the Developer

25.5.2 A notice to the Developer should be delivered or sent to the Developer at the address of the Developer given in this Agreement or given in any notice given by the Developer to the Owners

25.5.3 All notice, demands or other communications required to be given shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (of if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

25.6 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or

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Alameda County, California

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otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.

25.7 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them.

25.8 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

25.9 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

25.10 All municipal rates taxes and other outgoings including Khazana (hereinafter referred to as the RATES & TAXES) payable in respect of the said Property upto the date of execution of the said Agreement shall be paid borne and discharge by the Owners and thereafter it shall be the obligation and responsibility of the Developer to make payment of all municipal rates and taxes till completion of the said housing project.

25.11 The Agreement (together with schedules, if any) the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

25.12 This agreement shall be binding on the parties hereto and their respective successors and assigns.

25.13 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendment to the Articles.



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25.14 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.

25.15 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

#### ARTICLE XXVI- REFUNDABLE ADVANCE

26.1 The developer shall pay to the Owners a total sum of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lac Only) as interest free refundable advance amount besides their share of 21 percent of the revenue of the saleable areas. This refundable advance amount shall be refunded by the Owners to the Developer on the date of completion of the Project.

26.2 The refundable advance amount of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lac Only) shall be paid by the Developer to the Owners during this project.

#### ARTICLE XXVII - DISPUTE RESOLUTION AND JURISDICTION

27.1 The parties as far as possible shall amicably try and resolve all disputes and differences which may arise. However, in the event of any such disputes and/or differences being incapable of being resolved amicably then and in that event the parties shall refer such disputes and differences to the sole arbitration of a person in whom both parties have full trust and confidence and the Sole Arbitrator shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act 1996 or any other statutory modification or enactment thereto for the time being in force.

27.2 The Arbitrator shall have summary power and shall be entitled to lay down their own procedure.

27.3 The Arbitrator shall be entitled to pass interim awards and/or directions.



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- 27.4 It shall not be obligatory on the part of the Arbitrators to follow the principles laid down under the Indian Evidence Act
- 27.5 The parties hereto assure and covenant with each other that they have full trust and confidence in the Arbitrators and agree to abide by all their directions and/or awards and not to challenge or dispute the same in any manner whatsoever
- 27.6 Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**PART - I**

ALL THAT piece and parcel of land admeasuring 63 (Sixty Nine) Kattahs 10(Ten) Chittak 20 (Twenty) Sqft. Situate lying at Premises No. 27, Balaka, Kolkata 700104; Kolkata Municipal Corporation Ward No. 142 and being comprised in L. R. Dag no.- 317, 502, 504 & 506 under L. R Khatian no. 3524, 3531 to 3559, in Mouza – Ramchandrapur, Police Station – Formaly Thakarpukur now Haridevpur, J.L. No. 31, R.S. no.333, Touzi No. 1 to 6, 8 to 10,12 to 16, previously within the limit of Joka -I Gram Panchayet, District South 24 Parganas, West Bengal together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil hereto and butted and bounded as follows:

- ON THE NORTH : 24 ft wide Kancha Road.
- ON THE SOUTH : Part land of R.S. Dag No. 379
- ON THE EAST : 24ft wide Kancha Road and part land of R.S. dag 265 & 269
- ON THE WEST : Part land of R.S. Dag 266, 269 & 270.

**PART - II**

ALL THAT piece and parcel of undivided and un-demarcated plot of land admeasuring 06 Kattahs Situate lying at Premises No. 27, Balaka, Kolkata 700 104; Kolkata Municipal Corporation Ward No. 142 and being comprised in L. R. Dag no.- 317, 502, 504 & 506 under L. R Khatian no. 2681, in Mouza – Ramchandrapur, Police Station – Formaly Thakarpukur now





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Alipore, South 24 Parganas

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Haldipur, J. L. No. 31, R.S. no.333, Touzi No. 1 to 6, 8 to 10,12 to 16, previously within the limit of Joka- I Gram Panchayet, District South 24 Parganas, West Bengal together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and butted and bounded as follows:

- ON THE NORTH : 24 ft wide Kancha Road.
- ON THE SOUTH : Part land of R.S. Dag No. 379
- ON THE EAST : 24ft wide Kancha Road and part land of R.S. dag 265 & 269
- ON THE WEST : Part land of R.S. Dag 266, 269 & 270.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S OBLIGATIONS**

The Developer shall be entitled to and is hereby authorized:

- i) To apply for and obtain all consents, approvals, sanctions and/or permissions as may be necessary and/or required for undertaking development of the said Premises
- ii) To take such steps as are necessary to divert all pipes, , cables or other conducting media in, under or above the Premises or any adjoining or neighbouring Properties and which need to be diverted for undertaking the development work
- iii) To install all electricity, gas, water, telecommunications, and surface and foul water drainage to the Premises and shall ensure that the same connects directly to the mains
- iv) To serve such notice/notices and enter into such agreement/agreements with statutory undertakers or other companies as may be necessary to install the services



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- v) To 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 indemnify and keep indemnified the Owners from and against all costs, charges, claims, actions, suits and proceedings.
- vi) To remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings
- vii) To remain responsible for any accident and/or mishap caused by any act of the Developer while undertaking development of the said Premises in accordance with the Plan which may be sanctioned by authorities concerned and has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
- viii) To comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- ix) To comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal Corporation and/or Municipality or other authorities affecting the Property or the development
- x) To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts, deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Premises.



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Aligarh, South 24 Parganas

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- xii) To incur all costs, charges and expenses for the purpose of constructing, erecting and completing the warehouses and other structures in accordance with the Plan to be sanctioned by the authorities concerned.
- xiii) To make proper provision for security of the said Project Property during the course of development.
- xiv) To not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Premises or any part or portion thereof.
- xv) To not expose the Owners to any liability and shall regularly and punctually make 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.
- xvi) To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the warehouses and other structures in accordance with the Plan which may be sanctioned and to pay perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be paid performed and observed.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(TOTAL DEVELOPMENT COSTS)**

The Developer shall be responsible for incurring :

- i) The proper costs of obtaining planning permissions in respect of the development (including fees of the architects surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature.



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- ii) The proper costs of investigations, surveys, and tests in respect of soil, drains, structures and rights of light.
- iii) The proper costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development.
- iv) The proper costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs.
- v) all rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the property or on the Owners or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party.
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development.
- vii) All proper costs and interests and other finance costs payable by the Developer for undertaking development.

**FOURTH SCHEDULE**  
**(SPECIFICATIONS)**

|                 |   |  |
|-----------------|---|--|
| Structure       | : | RCC-framed structure with anti-termite treatment in foundation. Cements used: <i>Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*</i> .           |
| Brickwork       | : | Eco-friendly, premium brickwork with <b>Autoclaved aerated concrete (AAC) blocks</b> used for better quality, thermal insulation, reduction of damp. |
| Elevation       | : | Modern elevation, conforming to contemporary designs.  |
| External Finish | : | Paint by certified <i>Nerolac/Asian Paints/Berger applicator*</i> and other effects as applicable.   |



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|                  |   |   |
|------------------|---|---|
| Lobby            | : | Beautifully decorated & painted lobby   |
| Doors & Hardware | : | Quality wooden frames with solid core flush doors. Door handles of <i>Godrej/Hafele/Yale*</i> . Main door with premium <i>stainless steel handle</i> and <i>eyehole</i> . Main Door Lock by <i>Godrej/Yale*</i> .   |
| Internal finish  | : | Wall Putty.   |
| Windows          | : | Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Balcony.   |
| Flooring         | : | Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.  |
| Kitchen counter  | : | Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.   |
| Toilets          | : | Hot and Cold water line provision with <i>CPVC*</i> pipes.<br>CP fittings including <i>Health Faucet*</i> of <i>Jaquar/Kohler/Hindware*</i> .<br>dado of ceramic tiles up to door height.<br>Sanitaryware with <i>EWC with ceramic cistern</i> and basin of <i>Kohler/Jaquar/Hindware*</i> .<br>Pipes of <i>Supreme/Skipper/Oriplast*</i> |
| Elevator         | : | Passenger Lifts of <i>Kone*</i> .   |





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Alipore, South 24 Parganas

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NORTECH PROPERTY PRIVATE LIMITED

Auctioneer 

|              |   |   |
|--------------|---|---|
| Electricals  | : | <ul style="list-style-type: none"> <li>a) Concealed <i>Polycab/Havells/RR Kabel*</i> copper wiring with modular switches of <i>Anchor/ Roma/Schneider Electric*</i></li> <li>b) TV &amp; Telephone points in master bedroom and living room.</li> <li>c) Two Light Points, one Fan Point, two 5A points in all bedrooms</li> <li>d) One 15A Geyser point in all toilets</li> <li>e) One 15A &amp; one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen</li> <li>f) One AC point in master bedroom</li> <li>g) One washing machine point in the balcony.</li> <li>h) Modern MCBs and Changeovers of <i>Havells/HPL/Schneider Electric*</i></li> </ul> |
| Water Supply | : | Underground and Overhead storage tanks of suitable capacity. Suitable Electric Pump will be installed at Ground Floor to deliver water to overhead reservoir from Underground reservoir.  |
| Landscape    | : | Professionally designed and executed landscaping.   |
| Generator    | : | 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.  |
| Security     | : | <i>CCTV cameras</i> , Intercom facility and 24/7 Security Personnel.  |

\* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

NORTON PROPERTHERMIST



Assistant Sub-Registrar-II  
Aliport, South 24 Parganas

22 SEP 2017

NORTON PROPERTY DOCUMENTS

*[Handwritten signature]*

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

**SIGNED AND DELIVERED BY THE OWNERS**

At Kolkata in the presence

**WITNESSES:**

1.

*[Handwritten signatures and names of witnesses]*

M/S. Nortech Property Pvt. Ltd. M/S. Arrow Space Builders Pvt. Ltd.  
M/S. Arrow Space Towers Pvt. Ltd. M/S. Arrowplus Builders Pvt. Ltd.  
M/S. Bhavsagar Niketan Pvt. Ltd. M/S. Blockdeal Complex Pvt. Ltd.  
M/S. Blueand Residency Pvt. Ltd. M/S. Bluemint Residency Pvt. Ltd.  
M/S. Bossite Projects Pvt. Ltd. M/S. Capable Towers Pvt. Ltd.  
M/S. Dharmik Awas Pvt. Ltd. M/S. Eminent Enclave Pvt. Ltd.  
M/S. Flowtop Homes Pvt. Ltd. M/S. Goodwood Apartments Pvt. Ltd.  
M/S. Goodside Builders Pvt. Ltd. M/S. Habitat 67 Pvt. Ltd.  
M/S. Kalyan Niketan Pvt. Ltd. M/S. Maa... Pvt. Ltd.  
M/S. Meadow Homes Pvt. Ltd. M/S. Megacore Homes Pvt. Ltd.  
M/S. Moonik Residency Pvt. Ltd. M/S. Moonlight Plaza Pvt. Ltd.  
M/S. Nishan Plaza Pvt. Ltd. M/S. Nishant Niketan Pvt. Ltd.  
M/S. Over Balcon Pvt. Ltd. M/S. Overglow Complex Pvt. Ltd.  
M/S. Overtop Infracon Pvt. Ltd. M/S. Panchmurti Infrastructure Pvt. Ltd.  
M/S. Premkunj Kalyan Pvt. Ltd. M/S. Shivdara Properties Pvt. Ltd.  
M/S. Funkia Conclave Pvt. Ltd.

Kolkata

*[Signature]*  
Authorized Signatory/Director

**SIGNATURE OF OWNERS**

M/S. Nortech Property Pvt. Ltd.  
*[Signature]*  
Director/Authorized Signatory

**SIGNATURE OF DEVELOPER**

NORTECH PROPERTY PRIVATE LIMITED

*[Signature]*  
Authorized Signatory



District Sub-Register-11  
Almore, South 24 1/2 acres

22 SEP 2017

NORTECH PROPERTIES, INC.  
  
Authorized Signatory



|       |       |       |               |             |              |
|-------|-------|-------|---------------|-------------|--------------|
| PHOTO | THUMB | INDEX | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|       |       |       |               |             |              |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  | THUMB   | INDEX   | MIDDLE FINGER  | RING FINGER   | SMALL FINGER  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |

Name: P. P. Aravind

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  | THUMB   | INDEX   | MIDDLE FINGER   | RING FINGER   | SMALL FINGER  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |

Name: A. Anand

|       |       |       |               |             |              |
|-------|-------|-------|---------------|-------------|--------------|
| PHOTO | THUMB | INDEX | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|       |       |       |               |             |              |

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signature 



District Sub-Register-II  
Aligarh, South, Uttar Pradesh

NORTECH PROPERTY PRIVATE LIMITED  
  
Authorized Signatory

22 SEP 2017

69K

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ARROWLINE TOWERS PRIVATE LIMITED  
15/09/2012  
Prescribed Account Number  
AAKCA9785F

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
NORTECH PROPERTY PRIVATE LIMITED  
07/01/2005  
Prescribed Account Number  
AACCN0502N

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ARROPLUS BUILDERS PRIVATE LIMITED  
24/09/2012  
Prescribed Account Number  
AALCA0240N

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ARROWSPACE TOWERS PRIVATE LIMITED  
17/09/2012  
Prescribed Account Number  
AALCA0238M

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BLOCKDEAL COMPLEX PRIVATE LIMITED  
24/09/2012  
Prescribed Account Number  
AAFCB2186G

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BHAVSAGAR NIKETAN PRIVATE LIMITED  
14/09/2012  
Prescribed Account Number  
AAFCB2200D

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BLUELAND RESIDENCY PRIVATE LIMITED  
14/09/2012  
Prescribed Account Number  
AAFCB2195J

NORTECH PROPERTY PRIVATE LIMITED  


आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
CAPABLE TOWERS PRIVATE LIMITED  
17/09/2012  
Permanent Account Number  
AAFCG0168F

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BLUEMOTION REALCON PRIVATE LIMITED  
24/09/2012  
Permanent Account Number  
AAFCB2188H

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
FABERI PROCON PRIVATE LIMITED  
14/09/2012  
Permanent Account Number  
AACCF0654J

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
DHARMIK AWAS PRIVATE LIMITED  
15/09/2012  
Permanent Account Number  
AAECD4208E

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
GOODPOINT PROMOTERS PRIVATE LIMITED  
17/09/2012  
Permanent Account Number  
AAECG9773H

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
FLOWTOP HIGHRISE PRIVATE LIMITED  
17/09/2012  
Permanent Account Number  
AACCF0784H

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
GOODSIDE BUILDERS PRIVATE LIMITED  
15/09/2012  
Permanent Account Number  
AAECG9301K



NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

14/09/2012  
Permanent Account Number  
AAECK5390J

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

HULBERT CONCLAVE PRIVATE LIMITED

17/09/2012  
Permanent Account Number  
AADCH0576Q

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MEANTIME HOMES PRIVATE LIMITED

15/09/2012

AAICM1889E

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MAKE IFL DEVELOPERS PRIVATE LIMITED

15/09/2012  
Permanent Account Number  
AAICM2204R

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MOONLINK RESIDENCY PRIVATE LIMITED

17/09/2012  
Permanent Account Number  
AAICM2206O

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MEGAPIX PROMOTERS PRIVATE LIMITED

17/09/2012  
Permanent Account Number  
AAICM2207N

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MOONVIEW PLAZZA PRIVATE LIMITED

24/09/2012  
Permanent Account Number  
AAICM2208F



NORTECH PROJECT PRIVATE LIMITED

  
Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

15/09/2012  
Permanent Account Number  
AABC07831C

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

17/09/2012  
Permanent Account Number  
AAECN1464E

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

15/09/2012  
Permanent Account Number  
AABC07370D

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

15/09/2012  
Permanent Account Number  
AABC07304D

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

15/09/2012  
Permanent Account Number  
AAGCP8439H

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

17/09/2012  
Permanent Account Number  
AAGCP8440A

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

17/09/2012  
Permanent Account Number  
AAGCS3231N

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

24/09/2012  
Permanent Account Number  
AAGCP8590N



NOORTECH PROPERTIES

  
Authorized Signatory



Company Name  
Company Code  
Company Type  
Company Status  
Company Category  
Company Address  
Company City  
Company State  
Company Pincode

WAFER10080  
BOSSLIFE PROJECTS PRIVATE LIMITED  
14/09/2017  
Company  
S/C, IFC E-GIN ROAD, BHOWMIPURE, KOLKATA, WEST BENGAL, 700026  
Active  
Yes

Registration Details

Tax Code  
PAN Code  
TAN Code  
Registration Number  
Registration Date  
Registration Status

WEST  
0  
12  
1  
WARD 1/12, KOLKATA  
ADAKAR BHAVAN, KOLKATA  
KOLKATA 700012, IN/INDMETAX.GOV.IN



*[Handwritten Signature]*  
Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

ADITYA AGARWAL

SUNIL AGARWAL

12/10/1985

Permanent Account Number  
AFEPAY57ED

Signature



NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory



|                    |   |
|--------------------|---|
| PA                 | AAJCM72/P   |
| Name               | MUSKAN PLAZZA PRIVATE LIMITED                                     |
| Date of Birth      | 17/08/2012  |
| INDIA              |   |
| Category           | Company   |
| Address            | 2N/110, 11/23B HINDI HAR PURUR ROAD, KOLKATA, WEST BENGAL, 700029 |
| State              | West Bengal   |
| State Code         | 19  |
| Production Details |   |
| Area Code          | 9840  |
| Office             | W   |
| Range Code         | 112   |
| Sub Range          | 1   |
| Location           | WARD 12(1), KOLKATA   |
| Company Name       | AAJAKA SHAWAR, KOLKATA  |
| Website            | KOLKATA.INDIA.TD12.19@INCOME.TAX.GOV.IN                           |

NOTECH PROFILE

  
Authorizing Officer



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

GRN: 19-201718-008275501-1  
 GRN Date: 22/09/2017 11:03:17  
 BRN : 376635988

Payment Mode : Online Payment  
 Bank : HDFC Bank  
 BRN Date: 22/09/2017 11:03:45

**DEPOSITOR'S DETAILS**

Id No. : 16020001342443/5/2017  
(Query No./Query Year)

Name : Somesh mishra  
 Contact No. : Mobile No. : +91 9051446430  
 E-mail :  
 Address : 691 baghajatin place kol56  
 Applicant Name : Mr SOMESH MISHRA  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
 Payment No 4

**PAYMENT DETAILS**

| Sl. No.  | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount [ ₹ ] |
|--|-----------------------|--|--------------------|--------------|
| 1  | 16020001342443/5/2017 | Property Registration- Stamp duty        | 0030-03-103-003-02 | 75020        |
| 2  | 16020001342443/5/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 53           |
| <b>Total</b>   |                       |  |                    | <b>75073</b> |
| In Words : Rupees Seventy Five Thousand Seventy Three only |                       |  |                    |              |

NORTECH PRINT

Authorised Signatory







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

|  |   |   |
|--|---|---|
| Query No./Year   | 1602-0001342443/2017  | Office where deed will be registered                        |
| Query Date   | 21/09/2017 9:37:45 AM   | D.S.R. - I   SOUTH 24-PARGANAS, District: South 24 Parganas |
| Applicant Name, Address & Other Details                      | SOMESH MISHRA<br>Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate |   |
| Transaction  | Additional Transaction  |   |
| [0110] Sale, Development Agreement or Construction agreement | [4368] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,98,00,000/-]                                       |   |
| Set Forth value  | Market Value  |   |
| Rs. 1,98,00,000/-  | Rs. 4,76,92,075/-   |   |
| Total Stamp Duty Payable(SD)                                 | Total Registration Fee Payable  |   |
| Rs. 76,021/- (Article 48(g))                                 | Rs. 1,98,053/- (Article: E, E, B, M(b), H)  |   |
| Mutation Fee Payable   | Expected date of Presentation of Deed   | Amount of Stamp Duty to be Paid by Non Judicial Stamp       |
| Remarks  |   |   |

**Land Details :**

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Basuki Road, Premises No. 27, Ward No: 142 Pin Code : 700104

| Sl. No.       | Plot Number | Khatian Number | Land Use |     | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                 |
|---------------|-------------|----------------|----------|-----|----------------------------|-------------------------|-----------------------|-------------------------------|
|               |             |                | Proposed | ROR |                            |                         |                       |                               |
|               |             |                | Basuki   |     | 63Katha 10 Chatak 20 Sq Ft | 1,98,00,000/-           | 4,76,92,075/-         | Width of Approved Road 24 Ft. |
| Grand Total : |             |                |          |     | 105.02708000 Dec           | 1,98,00,000 /-          | 4,76,92,075 /-        |                               |

**Land Lord Details :**

| Sl. No. | Name & address   | Status       | Execution Admission Details : |
|---------|--|--------------|-------------------------------|
| 1       | M/S. ARROWLINE TOWERS PVT LTD ( Private Limited Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAKCA9765F, Status : Organization, Executed by: Representative | Organization | Executed by: Representative   |





|    |  |              |                             |
|----|--|--------------|-----------------------------|
| 2  | M/S. ARROWSPACE TOWERS PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AALCA0230M, Status :Organization, Executed by: Representative  | Organization | Executed by: Representative |
| 3  | M/S. AUROPLUS BUILDERS PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AALCA0240N, Status :Organization, Executed by: Representative  | Organization | Executed by: Representative |
| 4  | M/S. SHAVSAGAR NIKETAN PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAFCB2200D, Status :Organization, Executed by: Representative  | Organization | Executed by: Representative |
| 5  | M/S. BLOCKDEAL COMPLEX PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAFCB2198G, Status :Organization, Executed by: Representative  | Organization | Executed by: Representative |
| 6  | M/S. BLUELAND RESIDENCY PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAFCB2196J, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 7  | M/S. BLUEMOTION REALCON PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAFCB2199H, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 8  | M/S. BOSSLIFE PROJECTS PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECM1849C, Status :Organization, Executed by: Representative  | Organization | Executed by: Representative |
| 9  | M/S. CAPABLE TOWERS PVT. LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAFCC0188F, Status :Organization, Executed by: Representative   | Organization | Executed by: Representative |
| 10 | M/S. DHARMIK AWAS PVT LTD ( Private Limited Company )<br>.17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECD4200E, Status :Organization, Executed by: Representative       | Organization | Executed by: Representative |



NORTECH PROPERTY SERVICES

AS- 2 of 8  
Authorized Signatory

|    |  |              |                             |
|----|--|--------------|-----------------------------|
| 11 | M/S. FABERT PROCON PVT LTD ( Private Limited Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AACCF0654J, Status :Organization, Executed by:<br>Representative          | Organization | Executed by: Representative |
| 12 | M/S. FLOWTOP HIGHRISE PVT LTD ( Private Limited Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AACCF07884, Status :Organization, Executed by:<br>Representative       | Organization | Executed by: Representative |
| 13 | M/S. GOODSIDE BUILDERS PVT LTD ( Private Limited<br>Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECG9301K, Status :Organization, Executed by:<br>Representative   | Organization | Executed by: Representative |
| 14 | M/S. KOTIRATAN NIRMAN PVT LTD ( Private Limited Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECK9380J, Status :Organization, Executed by:<br>Representative       | Organization | Executed by: Representative |
| 15 | M/S. MAKELIFE DEVELOPERS PVT LTD ( Private Limited<br>Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM2204R, Status :Organization, Executed by:<br>Representative | Organization | Executed by: Representative |
| 16 | M/S. MEANTIME HOMES PVT LTD ( Private Limited Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM1899E, Status :Organization, Executed by:<br>Representative         | Organization | Executed by: Representative |
| 17 | M/S. MEGAPIX PROMOTERS PVT LTD ( Private Limited<br>Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM2207N, Status :Organization, Executed by:<br>Representative   | Organization | Executed by: Representative |
| 18 | M/S. MOONLINK RESIDENCY PVT LTD ( Private Limited<br>Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM2205Q, Status :Organization, Executed by:<br>Representative  | Organization | Executed by: Representative |
| 19 | M/S. MOONVIEW PLAZZA PVT LTD ( Private Limited Company )<br>,17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM2206P, Status :Organization, Executed by:<br>Representative        | Organization | Executed by: Representative |



NORTECH PROPERTY

AV/AS-3 of 4



|    |  |              |                             |
|----|--|--------------|-----------------------------|
| 20 | M/S. MUSKAN PLAZZA PVT LTD ( Private Limited Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAICM4797P, Status :Organization, Executed by:<br>Representative                      | Organization | Executed by: Representative |
| 21 | M/S. NEMINATH NIRMAN PVT LTD ( Private Limited Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECN1464E, Status :Organization, Executed by:<br>Representative                    | Organization | Executed by: Representative |
| 22 | M/S. OVAL BUILDCON PVT LTD ( Private Limited Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AABCO7371C, Status :Organization, Executed by:<br>Representative                      | Organization | Executed by: Representative |
| 23 | M/S. OVERGROW COMPLEX PVT LTD ( Private Limited<br>Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AABCO7304D, Status :Organization, Executed by:<br>Representative                | Organization | Executed by: Representative |
| 24 | M/S. OVERTOP INFRAHOMES PVT LTD ( Private Limited<br>Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AABCO7370D, Status :Organization, Executed by:<br>Representative              | Organization | Executed by: Representative |
| 25 | M/S. PANCHMURTI INFRASTRUCTURE PVT LTD ( Private<br>Limited Company )<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAGCP8439H, Status :Organization, Executed by:<br>Representative       | Organization | Executed by: Representative |
| 26 | M/S. PREMKUNJ NIKETAN PVT LTD ( Private Limited Company<br>)<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAGCP8440A, Status :Organization, Executed by:<br>Representative                | Organization | Executed by: Representative |
| 27 | M/S. FUNIDEA CONCLAVE PVT LTD ( Private Limited Company<br>)<br>17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake,<br>District: South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AAECV2533V, Status :Organization, Executed by:<br>Representative                | Organization | Executed by: Representative |
| 28 | M/S. GOODPOINT PROMOTERS PVT LTD ( Private Limited<br>Company )<br>344, MAHATMA GANDHI ROAD, Post Office: CHAKURAN,<br>Inakurpukur, District: South 24-Parganas, West Bengal, India,<br>PIN - 700104<br>PAN No. AAECG9773H, Status :Organization, Executed by:<br>Representative | Organization | Executed by: Representative |



NORTECH PROPERTIES  
  
 AS-4 of 8

|    |  |              |                             |
|----|--|--------------|-----------------------------|
| 29 | M/S. HULBERT CONCLAVE PVT LTD ( Private Limited Company )<br>344, MAHATMA GANDHI ROAD, Post Office: R C THAKURANI, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104<br>PAN No. AADCH0576Q, Status :Organization, Executed by: Representative     | Organization | Executed by: Representative |
| 30 | M/S. SHIVAMANI PROPERTIES PVT LTD ( Private Limited Company )<br>344, MAHATMA GANDHI ROAD, Post Office: R C THAKURANI, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104<br>PAN No. AAKCA0766F, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

**Developer Details :**

| S No | Name & address   | Status       | Execution Admission Details : |
|------|--|--------------|-------------------------------|
| 1    | M/S. NORTECH PROPERTY PVT LD ( Private Limited Company )<br>17/1, LANSDOWNE TERRACE, Post Office: KALIGHAT, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026<br>PAN No. AACCN0602N, Status :Organization, Executed by: Representative | Organization | Executed by: Representative   |

**Representative Details :**

| S No | Name & Address   | Representative of   |
|------|--|---|
| 1    | Mr ADITYA AGARWAL<br>Son of Mr. SUNIL AGAWAL 17/1, LANSDOWN TERRACE, Post Office: KALIGHAT, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFEPA7678D | M/S. ARROWLINE TOWERS PVT LTD (as AUTHORISED SIGNATORY), M/S. ARROWSPACE TOWERS PVT LTD (as AUTHORISED SIGNATORY), M/S. ARROWHILL BUILDERS PVT LTD (as AUTHORISED SIGNATORY), M/S. BHAVSAGAR NIKETAN PVT LTD (as AUTHORISED SIGNATORY), M/S. BLOCKDEAL COMPLEX PVT LTD (as AUTHORISED SIGNATORY), M/S. BLUELAND RESIDENCY PVT LTD (as AUTHORISED SIGNATORY), M/S. BLUEMOTION REAL ESTATE PVT LTD (as AUTHORISED SIGNATORY), M/S. BOSSII PROJECTS PVT LTD (as AUTHORISED SIGNATORY), M/S. CAPABLE TOWERS PVT LTD (as AUTHORISED SIGNATORY), M/S. DHARMIK AWAS PVT LTD (as AUTHORISED SIGNATORY), M/S. FABERT PROCON PVT LTD (as AUTHORISED SIGNATORY), M/S. FLOWING HIGHRISE PVT LTD (as AUTHORISED SIGNATORY), M/S. GOODSIDE BUILDERS PVT LTD (as AUTHORISED SIGNATORY) |



SIGNATORY), M/S. KOTIRAJA  
 NIRMAN PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. MAKELIFE DEVELOPMENT  
 PVT LTD (as AUTHORISED  
 SIGNATORY), M/S. MEANTIME  
 HOMES PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. MEGAPIX PROMOTERS  
 PVT LTD (as AUTHORISED  
 SIGNATORY), M/S. MOONLINK  
 RESIDENCY PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. MOONVIEW PLAZZA PVT  
 LTD (as AUTHORISED  
 SIGNATORY), M/S. MUSKAN  
 PLAZZA PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. NEMINATH NIRMAN PVT  
 LTD (as AUTHORISED  
 SIGNATORY), M/S. OVAL  
 BUILDCON PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. OVERGROW COMPLEX  
 PVT LTD (as AUTHORISED  
 SIGNATORY), M/S. OVERTIME  
 INFRAHOMES PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. PANCHMURTI  
 INFRASTRUCTURE PVT LTD  
 (as AUTHORISED  
 SIGNATORY), M/S. PREMKUNJ  
 NIKETAN PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. FUNIDEA CONCLAVE PVT  
 LTD (as AUTHORISED  
 SIGNATORY), M/S.  
 GOODPOINT PROMOTERS  
 PVT LTD (as AUTHORISED  
 SIGNATORY), M/S. HUI BI HUI  
 CONCLAVE PVT LTD (as  
 AUTHORISED SIGNATORY),  
 M/S. SHIVAMANI PROPERTIES  
 PVT LTD (as AUTHORISED  
 SIGNATORY)

Shri HARSHVARDHAN MODI  
 Son of Shri ASOK KUMAR MODI 17/1, LANSDOWN TERRACE, Post Office:  
 KALIGHAT, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026  
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.  
 AJJPM3040N

M/S. NORTECH PROPERTY  
 PVT LD (as DIRECTOR)



NORTECH PROPERTY PRIVATE LIMITED

Authorised Signatory



## Identifier Details :

## Name &amp; address

Mr SOMESH MISHRA  
 Son of Mr DEBES KUMAR MISRA  
 HIGH COURT, CALCUTTA, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Dist  
 Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr ADITYA AGARWAL, Shri  
 PARSHVARDHAN MOD/

## Transfer of property for L1

| Sl.No | From                             | To. with area (Name-Area)               |
|-------|----------------------------------|---|
| 1     | M/S. ARROWLINE TOWERS PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 2     | M/S. ARROWSPACE TOWERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 3     | M/S. AUROPLUS BUILDERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 4     | M/S. BHAVSAGAR NIKETAN PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 5     | M/S. BLOCKDEAL COMPLEX PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 6     | M/S. BLUELAND RESIDENCY PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 7     | M/S. BLUEMOTION REALCON PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 8     | M/S. BOSSLIFE PROJECTS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 9     | M/S. CAPABLE TOWERS PVT. LTD     | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 10    | M/S. DHARMIK AWAS PVT LTD        | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 11    | M/S. FABERT PROCON PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 12    | M/S. FLOWTOP HIGHRISE PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 13    | M/S. GOODSIDE BUILDERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 14    | M/S. KOTIRATAN NIRMAN PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 15    | M/S. MAKELIFE DEVELOPERS PVT LTD | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 16    | M/S. MEANTIME HOMES PVT LTD      | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 17    | M/S. MEGAPIX PROMOTERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 18    | M/S. MOONLINK RESIDENCY PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 19    | M/S. MOONVIEW PLAZZA PVT LTD     | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 20    | M/S. MUSKAN PLAZZA PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 21    | M/S. NEMINATH NIRMAN PVT LTD     | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 22    | M/S. OVAL BUILDCON PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |

NORTECH PROPCO



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|----|--|---|
| 23 | M/S. OVERGROW<br>COMPLEX PVT LTD             | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 24 | M/S. OVERTOP<br>INFRAHOMES PVT LTD           | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 25 | M/S. PANCHMURTI<br>INFRASTRUCTURE PVT<br>LTD | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 26 | M/S. PREMKUNJ<br>NIKETAN PVT LTD             | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 27 | M/S. FUNIDEA<br>CONCLAVE PVT LTD             | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 28 | M/S. GOODPOINT<br>PROMOTERS PVT LTD          | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 29 | M/S. HULBERT<br>CONCLAVE PVT LTD             | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |
| 30 | M/S. SHIVAMANI<br>PROPERTIES PVT LTD         | M/S. NORTECH PROPERTY PVT LD-3.5009 Dec |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment, Assessed market value & Query is valid for 44 days i.e. upto 04/11/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 Lakhs (Income Tax Act, 1981). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



NORTECH PROPERTY PVT LTD

Authorized Signatory

AS- 8 of 8

### Major Information of the Deed

|   |  |                                 |
|---|--|---------------------------------|
| Deed No :   | I-1602-08909/2017  |                                 |
| Query No / Year   | 1602-0001342443/2017   | Date of Registration            |
| Query Date  | 21/09/2017 9:37:45 AM  | Office where deed is registered |
| Applicant Name, Address & Other Details                     | D.S.R. - I / SOUTH 24-PARGANAS, District South 24-Parganas   |                                 |
| Transaction   | SOMESH MISHRA<br>Thana : Hare Street District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status Advocate |                                 |
| [110] Sale, Development Agreement or Construction Agreement | Additional Transaction   |                                 |
| Set Forth value   | [4308] Other than Immovable Property, Agreement (No of Agreement : 2)  |                                 |
| Rs. 1,98,00,000/-   | Market Value   |                                 |
| Stamp duty Paid (SD)  | Rs. 5,17,83,523/-  |                                 |
| Rs. 76,120/- (Article 48(g))                                | Registration Fee Paid  |                                 |
| Remarks   | Rs. 53/- (Article E, E, M(b), H)   |                                 |
|   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urber area)              |                                 |

#### Land Details :

District: South 24-Parganas, P.S.- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaka Road, Premises No. 27, Ward No. 142

| Sch No               | Plot Number | Khatian Number | Land Use |     | Area of Land                | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|----------------|----------|-----|-----------------------------|--------------------------|-----------------------|--------------------------------|
|                      |             |                | Proposed | ROR |                             |                          |                       |                                |
| 1.1                  |             |                | Bastu    |     | 68 Katha 10 Chatak 20 Sq Ft | 1,98,00,000/-            | 5,17,83,523/-         | Width of Approach Road: 24 Ft. |
| <b>Grand Total :</b> |             |                |          |     | 114.9271Dec                 | 198,00,000 /-            | 517,83,523 /-         |                                |

#### Land Lord Details :

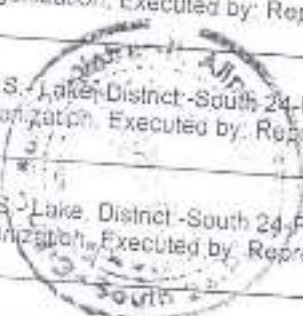
| Sl No | Name, Address, Photo, Finger print and Signature  |
|-------|---|
| 1     | M/S. ARROWLINE TOWERS PVT LTD<br>7/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAKCA9765F, Status: Organization, Executed by: Representative   |
| 2     | M/S. ARROWSPACE TOWERS PVT LTD<br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AALCA0239M, Status: Organization, Executed by: Representative |
| 3     | M/S. AUROPLUS BUILDERS PVT LTD<br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AALCA0240N, Status: Organization, Executed by: Representative |
| 4     | M/S. BHAVSAGAR NIKETAN PVT LTD<br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAFCB2200D, Status: Organization, Executed by: Representative |
| 5     | M/S. BLOCKDEAL COMPLEX PVT LTD<br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAFCB2198G, Status: Organization, Executed by: Representative |



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| 6  | <b>M/S. BLUELAND RESIDENCY PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAFCB2196J, Status :Organization, Executed by: Representative, Executed by:<br>Representative  |
| 7  | <b>M/S. BLUEMOTION REALCON PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAFCB2199H, Status :Organization, Executed by: Representative, Executed by:<br>Representative  |
| 8  | <b>M/S. BOSSLIFE PROJECTS PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAECM1849C, Status :Organization, Executed by: Representative, Executed by:<br>Representative   |
| 9  | <b>M/S. CAPABLE TOWERS PVT, LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAFCC0168F, Status :Organization, Executed by: Representative, Executed by:<br>Representative     |
| 10 | <b>M/S. DHARMIK AWAS PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAECD4200E, Status :Organization, Executed by: Representative, Executed by:<br>Representative        |
| 11 | <b>M/S. FABERT PROCON PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AACCF0554J, Status :Organization, Executed by: Representative, Executed by:<br>Representative       |
| 12 | <b>M/S. FLOWTOP HIGHRISE PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AACCF07664, Status :Organization, Executed by: Representative, Executed by:<br>Representative    |
| 13 | <b>M/S. GOODSIDE BUILDERS PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAECG9301K, Status :Organization, Executed by: Representative, Executed by:<br>Representative   |
| 14 | <b>M/S. KOTIRATAN NIRMAN PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAECK9380J, Status :Organization, Executed by: Representative, Executed by:<br>Representative    |
| 15 | <b>M/S. MAKELIFE DEVELOPERS PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM2294R, Status :Organization, Executed by: Representative, Executed by:<br>Representative |
| 16 | <b>M/S. MEANTIME HOMES PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM1899E, Status :Organization, Executed by: Representative, Executed by:<br>Representative      |
| 17 | <b>M/S. MEGAPIX PROMOTERS PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM2207N, Status :Organization, Executed by: Representative, Executed by:<br>Representative   |
| 18 | <b>M/S. MOONLINK RESIDENCY PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM2205Q, Status :Organization, Executed by: Representative, Executed by:<br>Representative  |
| 19 | <b>M/S. MOONVIEW PLAZZA PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM2205P, Status :Organization, Executed by: Representative, Executed by:<br>Representative     |
| 20 | <b>M/S. MUSKAN PLAZZA PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700026 , PAN No.: AAICM1797P, Status :Organization, Executed by: Representative, Executed by:<br>Representative       |



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| 21 | <b>M/S. NEMINATH NIRMAN PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAECN1464E, Status :Organization, Executed by: Representative, Executed by: Representative                    |
| 22 | <b>M/S. OVAL BUILDCON PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AABCO7371C, Status :Organization, Executed by: Representative, Executed by: Representative                      |
| 23 | <b>M/S. OVERTOP COMPLEX PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AABCO7304D, Status :Organization, Executed by: Representative, Executed by: Representative                    |
| 24 | <b>M/S. OVERTOP INFRAHOMES PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AABCO7370D, Status :Organization, Executed by: Representative, Executed by: Representative                 |
| 25 | <b>M/S. PANCHMURTI INFRASTRUCTURE PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGCP6439H, Status :Organization, Executed by: Representative, Executed by: Representative          |
| 26 | <b>M/S. PREMKUNJ NIKETAN PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGCP8440A, Status :Organization, Executed by: Representative, Executed by: Representative                   |
| 27 | <b>M/S. FUNIDEA CONCLAVE PVT LTD</b><br>17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAECV2533V, Status :Organization, Executed by: Representative, Executed by: Representative                   |
| 28 | <b>M/S. GOODPOINT PROMOTERS PVT LTD</b><br>344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700104, PAN No.: AAECG9773H, Status :Organization, Executed by: Representative, Executed by: Representative  |
| 29 | <b>M/S. HULBERT CONCLAVE PVT LTD</b><br>344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700104, PAN No.: AAOCH0576Q, Status :Organization, Executed by: Representative, Executed by: Representative     |
| 30 | <b>M/S. SHIVAMANI PROPERTIES PVT LTD</b><br>344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700104, PAN No.: AAKCA9786F, Status :Organization, Executed by: Representative, Executed by: Representative |

**Developer Details :**

| S No | Name,Address,Photo,Finger print and Signature  |
|------|--|
| 1    | <b>M/S. NORTECH PROPERTY PVT LD</b><br>17/1, LANSDOWNE TERRACE, P.O.- KALIGHAT, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AACCN0602N, Status :Organization, Executed by: Representative |





Representative Details :

| Sl No | Name, Address, Photo, Finger print and Signature  |
|-------|---|
| 1     | Name Photo Finger Print Signature   |
| 1     | <p><b>Mr ADITYA AGARWAL</b><br/>(Presentant)<br/>Son of Mr. SUNIL AGARWAL<br/>Date of Execution - 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office</p>   <p>Signature: <i>Aditya Agarwal</i></p> <p>22/09/2017 11:58AM 22/09/2017 22/09/2017</p> |

17/1, LANSDOWN TERRACE, P.O - KALIGHAT, P.S - Lake, District-South 24-Parganas, West Bengal India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFEPA7678D Status: Representative, Representative of: M/S. ARROWLINE TOWERS PVT LTD (as AUTHORISED SIGNATORY), M/S. ARROWSPACE TOWERS PVT LTD (as AUTHORISED SIGNATORY), M/S. AUROPLUS BUILDERS PVT LTD (as AUTHORISED SIGNATORY), M/S. BHAVSAGAR NIKETAN PVT LTD (as AUTHORISED SIGNATORY), M/S. BLOCKDEAL COMPLEX PVT LTD (as AUTHORISED SIGNATORY), M/S. BLUELAND RESIDENCY PVT LTD (as AUTHORISED SIGNATORY), M/S. BLUEMOTION REALCON PVT LTD (as AUTHORISED SIGNATORY), M/S. BOSSLIFE PROJECTS PVT LTD (as AUTHORISED SIGNATORY), M/S. CAPABLE TOWERS PVT. LTD (as AUTHORISED SIGNATORY), M/S. DHARMIK AWAS PVT LTD (as AUTHORISED SIGNATORY), M/S. FABERT PROCON PVT LTD (as AUTHORISED SIGNATORY), M/S. FLOWTOP HIGHRISE PVT LTD (as AUTHORISED SIGNATORY), M/S. GOODSIDE BUILDERS PVT LTD (as AUTHORISED SIGNATORY), M/S. KOTIRATAN NIRMAN PVT LTD (as AUTHORISED SIGNATORY), M/S. MAKELIFE DEVELOPERS PVT LTD (as AUTHORISED SIGNATORY), M/S. MEGAPIX PROMOTERS PVT LTD (as AUTHORISED SIGNATORY), M/S. MOONLINK RESIDENCY PVT LTD (as AUTHORISED SIGNATORY), M/S. MUSKAN PLAZZA PVT LTD (as AUTHORISED SIGNATORY), M/S. NEMINATH NIRMAN PVT LTD (as AUTHORISED SIGNATORY), M/S. OVAL BUILDCON PVT LTD (as AUTHORISED SIGNATORY), M/S. OVERTOP INFRAHOME\$ OVERGROW COMPLEX PVT LTD (as AUTHORISED SIGNATORY), M/S. PANCHMURTI INFRASTRUCTURE PVT LTD (as AUTHORISED SIGNATORY), M/S. PREMKUNJ NIKETAN PVT LTD (as AUTHORISED SIGNATORY), M/S. FUNIDEA CONCLAVE PVT LTD (as AUTHORISED SIGNATORY), M/S. GOODPOINT PROMOTERS PVT LTD (as AUTHORISED SIGNATORY), M/S. HULBERT CONCLAVE PVT LTD (as AUTHORISED SIGNATORY), M/S. SHIVAMANI PROPERTIES PVT LTD (as AUTHORISED SIGNATORY)


| 2 | Name Photo Finger Print Signature   |
|---|---|
| 2 | <p><b>Shri HARSHVARDHAN MODI</b><br/>Son of Shri ASOK KUMAR MODI<br/>Date of Execution - 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office</p>   <p>Signature: <i>Harshvardhan Modi</i></p> <p>22/09/2017 11:58AM 22/09/2017 22/09/2017</p> |

17/1, LANSDOWN TERRACE, P.O - KALIGHAT, P.S - Lake, District-South 24-Parganas, West Bengal India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADJPM3040N Status: Representative, Representative of: M/S. NORTECH PROPERTY PVT LD (as DIRECTOR)



NORTECH PROPERTY PRIVATE LIMITED  
  
 Aditya Agarwal

## Identifier Details :

| Name & address  |            |
|---|------------|
| Mr SOMESH MISHRA<br>S/o of Mr DEBES KUMAR MISRA<br>HIGH COURT, CALCUTTA, P.O - G.P.O. P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001, Sex:<br>Mar. By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr ADITYA AGARWAL, Shri<br>HARSHVARDHAN MODI |            |
|    | 22/09/2017 |

## Transfer of property for L1

| S/No | From                             | To. with area (Name-Area)               |
|------|----------------------------------|---|
| 1    | M/S. ARROWLINE TOWERS PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 2    | M/S. ARROWSPACE TOWERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 3    | M/S. AUROPLUS BUILDERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 4    | M/S. BHAVSAGAR NIKETAN PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 6    | M/S. BLOCKDEAL COMPLEX PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 6    | M/S. BLUELAND RESIDENCY PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 7    | M/S. BLUEMOTION REALCON PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 8    | M/S. BOSSLIFE PROJECTS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 9    | M/S. CAPABLE TOWERS PVT LTD      | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 10   | M/S. CHIARMIK AWAS PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 11   | M/S. FABERT PROCON PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 12   | M/S. FLOWTOP HIGHRISE PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 13   | M/S. GOODSIDE BUILDERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 14   | M/S. KOTIRATAN NIRMAN PVT LTD    | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 15   | M/S. MAKELIFE DEVELOPERS PVT LTD | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 16   | M/S. MEANTIME HOMES PVT LTD      | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 17   | M/S. MEGAPIX PROMOTERS PVT LTD   | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 18   | M/S. MOONLINK RESIDENCY PVT LTD  | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 19   | M/S. MOONVIEW PLAZZA PVT LTD     | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 20   | M/S. MUSKAN PLAZZA PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 21   | M/S. NEMINATH NIRMAN PVT LTD     | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |

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NORTECH PROPERTY PVT LTD





|    |  |   |
|----|--|---|
| 22 | M/S. OVAL BUILDCON PVT LTD             | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 23 | M/S. OVERGROW COMPLEX PVT LTD          | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 24 | M/S. OVERTOP INERAHOMES PVT LTD        | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 25 | M/S. PANCHMURTI INFRASTRUCTURE PVT LTD | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 26 | M/S. PREMKUNJ NIKETAN PVT LTD          | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 27 | M/S. FUNDEA CONCLAVE PVT LTD           | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 28 | M/S. GOODPOINT PROMOTERS PVT LTD       | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 29 | M/S. HULBERT CONCLAVE PVT LTD          | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |
| 30 | M/S. SHIVAMANI PROPERTIES PVT LTD      | M/S. NORTECH PROPERTY PVT LD-3.8309 Dec |

Endorsement For Deed Number : I - 160208909 / 2017

On 22-09-2017

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 4 (b) of Indian Stamp Act 1899.

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

Presented for registration at 10.40 hrs. on 22-09-2017, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ADITYA AGARWAL.

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 5,17,55,523/-



NORTECH PROPERTY PRIVATE LIMITED

*[Signature]*

Authorized Signatory

23/12/2017 Query No.-16020001342443 / 2017 Deed No I - 160208909 / 2017, Document is digitally signed.

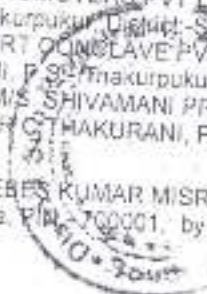
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Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 27-09-2017 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, M/S. ARROWLINE TOWERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. ARROWSPACE TOWERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. AUROPLUS BUILDERS PVT LTD - (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. BHAVSAGAR NIKETAN PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. BLOCKDEAL COMPLEX PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. BLUELAND RESIDENCY PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. BLUEMOTION REALCON PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. BOSSLIFE PROJECTS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. CAPABLE TOWERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. DHARMIK AWAS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. FABERT PROCON PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. FLOWTOP HIGHRISE PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. GOODSIDE BUILDERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. KOTIRATAN NIRMAN PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MAKELIFE DEVELOPERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MEANTIME HOMES PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MEGAPIX PROMOTERS PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MOONLINK RESIDENCY PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MOONVIEW PLAZZA PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. MUSKAN PLAZZA PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. NEMINATH NIRMAN PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. OVAL BUILDCON PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. OVERGROW COMPLEX PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. OVERTOP INFRAHOMES PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. PANCHMURTI INFRASTRUCTURE PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. PREMKUNJ NIKETAN PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. FUNIDEA CONCLAVE PVT LTD (Private Limited Company), 17/1, LANSDOWN TERRACE, P.O.- KALIGHAT, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, M/S. GOODPOINT PROMOTERS PVT LTD (Private Limited Company), 344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, M/S. HULBERT CONCLAVE PVT LTD (Private Limited Company), 344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, M/S. SHIVAMANI PROPERTIES PVT LTD (Private Limited Company), 344, MAHATMA GANDHI ROAD, P.O.- R C THAKURANI, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700104

Identified by Mr SOMESH MISHRA, Son of Mr DEEPA KUMAR MISRA, HIGH COURT, CALCUTTA, P.O.- G.P.O. Thane, Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



NORTECH PROPERTIES

*[Handwritten Signature]*

Authorised

Execution is admitted on 22-09-2017 by Shri HARSHVARDHAN MODI, DIRECTOR, M/S, NORTECH PROPERTY PVT LD (Private Limited Company), 17/1, LANSDOWNE TERRACE, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr. SOMESH MISHRA, . . Son of Mr DEBES KUMAR MISRA, HIGH COURT, CALCUTTA, P.O: G P O Thana Hare Street, . Kolkata, WEST BENGAL India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 11:03AM with Govt. Ref No: 192017180082755011 on 22-09-2017, Amount Rs: 53/- Bank: HDFC Bank ( HDFC0000014), Ref. No. 376835988 on 22-09-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 75,020/-

**Description of Stamp**

1. Stamp, Type: Impressed Serial no 36673, Amount: Rs. 100/-, Date of Purchase: 02/08/2017, Vendor name: Soumitra Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt of WB Online on 22/09/2017 11:03AM with Govt. Ref. No: 192017180082755011 on 22-09-2017, Amount Rs: 75,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 376835988 on 22-09-2017, Head of Account 0030-02-108-003-02

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

NORTECH PROPERTY PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory





Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1602-2017, Page from 278501 to 278549  
being No 160208909 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.10.23 16:42:46 +05:30  
Reason: Digital Signing of Deed.

*Rina Chaudhury*

(Rina Chaudhury) 23/10/2017 16:42:35  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



NORTTECH PROPERTY FRANCHISE LTD

*R*  
Authorized Signatory

(This document is digitally signed.)