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Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement sheets attached to this document are the part of this Document.


Additional Registrar
of Assurances-1, Kolkata

07 OCT 2017

9/1295/17
No. 6, 12, 45, 190

Mc-1543/17

DEVELOPMENT AGREEMENT

1. Date : 6th October 2017
2. Nature of Document: Development Agreement.
3. Parties
- 3.1 Owner

112147

Mani Bankar Roychowdhury

NAME	Advocate
NO.	High Court, Calcutta
RS.	500/-
10 NOV 2016	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	



10 NOV 2016



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 6 OCT. 2017

(1) **SREEBHUMI MERCHANDISE PVT. LTD.** a Private Limited Company having PAN No. AAMCS9652H incorporated within the provisions of the Companies Act, 1956 having its Registered Office at 11, Mullick Street, Kolkata - 700007 represented by its Director, Sri Sushil Kumar Jain, son of late Bengal Chand Jain, authorized by its Board Resolution dated 01/07/2016, by faith Hindu, by occupation Business of 162/164, M.G. Road, Kolkata - 700007, (2) **SURYA MERCHANDISE PVT. LTD.**, a Private Limited Company having PAN No. AAMCS9662F incorporated within the provisions of the Companies Act, 1956 having its Registered Office at 22, Armenian Street, Kolkata - 700001, represented by its Director, Sri Rahul Jain, son of Sushil Kumar Jain, authorized by its Board Resolution dated 02/07/2016, by faith Hindu, by occupation Business of C/o. Variety Stores, 164, M.G. Road, Kolkata - 700007 and (3) **APOLLO TRADECOM PVT. LTD.** a Private Limited Company having PAN No. AAHCA6658C incorporated within the provisions of the Companies Act, 1956 having its Registered Office at 11, Mullick Street, Kolkata - 700007, represented by its Director, Ms. Garima Jain, daughter of Atul Jain, authorized by its Board Resolution dated 02/07/2016, by faith Hindu, by occupation Business of 22, Armenian Street, Kolkata - 700007 of the ONE PART.

3.2 Developer

BAJAJ REALCON PVT. LTD. [Pan No. AAECB1836C], a Private Limited Company incorporated under the Companies Act, 1956 and having its Registered Office at 22, Armenian Street, Kolkata - 700001 represented by its Director, Mr. Ankush Jain, authorized by its Board Resolution dated 04/07/2016 by faith JAIN, by occupation Business of 3,

Abani Dutta Road Salkia, Golabari, Howrah- 711106 of the **SECOND PART.**

- 3.3 The term "Owner" and "Developer" includes each of their respective successors-in-interest, executors, legal representatives, nominees and assigns.

4. **Subject matter**

The "Project" being development of the premises described in Schedule "B" by constructing full fledged residential/ commercial building complex having primarily residential units / flats/ shops.

5. **Background**

- 5.1 The owner is seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land with structures thereon described in Schedule "B" (the premises). The devolution of title of the owner to the premises is mentioned in Schedule "A".
- 5.2 The developer is carrying on business of construction and development of real estate and has the infrastructure and expertise in this field and can also make arrangement for funds for execution of projects and is also capable of marketing the building/s of the project to be built upon the premises to the prospective purchaser(s)/ lessee(s)/ transferee(s).
- 5.3 The parties have negotiated for construction and development of the premises.

5.4 The owner and the developer have agreed to execute the project in terms and on mutually accepted terms and conditions which are recorded below.

6. NOW IT IS AGREED AND DECLARE BY THE PARTIES AS FOLLOWS:

6.1 Agreement

The owner hereby appoints the developer to construct and execute the project and for the purpose grant exclusive right to the developer for the purpose of construction and development of the project on the premises and the developer accepts such appointment and also accept the exclusive grant of the rights of construction and development of the project on the premises on the terms and conditions herein contained. In this regard it is clarified that this is not an agreement for sale and/or transfer of the premises or any part or portion thereof to the developer but is merely an agreement authorizing the developer to develop the same by constructing and completing the complex in all respects at its own cost and expenses and to enter into contract on behalf of the owner with the prospective allottees/purchasers/ lessees/transferees for the purpose of sale/transfer/lease and/or for otherwise dealing with the units / spaces in the building/s comprise within the project and to recover its cost of the project (and also its properties) from out of the agreed ratio of sale/transfer proceeds of the units / spaces of the building of the project to be erected on the premises.

6.2 Obligation of the Developer

The developer shall :

6.2.1 Cost and expenses

Except those which are specifically has agreed to be paid and/or borne by the owner and/or expenses to be shared between the parties as so agreed and as mentioned below bear and pay all the expenses related to the execution of the project which is inter alia include :-

6.2.1.1 Advance

Pay to the owner an adjustable security deposit of Rs.60 lakh (Rs.20 lakh each) by the developer at or before the execution hereof, the receipt whereof the owner hereby and by the memo of consideration below admits and acknowledges. The said advance shall be adjusted by the developer from out of the owner's allocation after the developer completes the super structure work of the project.

6.2.1.2 Appointment

Appoint Architect, contractors, sub-contractors or any other person or persons and decide their emoluments / fees/remuneration etc.

6.2.1.3 Permission

Obtain all clearances and permissions required for executing the project.

6.2.1.4 Construction

Start constructing the building of the project within three months and complete the project in all respect in conformity with the plan and the specification as mentioned in Schedule "C" (the specification) and make it habitable and/or tenantable in all respects within 36 months (with a grace period of another 12 months) or within such extended time as may be agreed (the completion date) from the date of the owner permitting the developer to start the construction or the developer receiving permissive possession of the premises from the developer whichever is later (possession date).

6.2.1.5 Payment of proceeds

Pay to the owner the proceeds of the sale/transfer/lease etc. of the owner's allocation (mentioned in Clause 6.4 below) within the completion date provided however that in case there be any unsold units / spaces within the project on the completion date and/or its expansion then the payment of sale / proceeds of such unsold units and/or portion of the project shall be postponed till such time as may be reasonably required and provided further that at the expiry of such period as may be so agreed from time to time or at any time after the completion date (or its expansion if any as the case may be) the parties may decide to allocate all such unsold units / portions / spaces in the ratio of revenue sharing as agreed hereunder in Clause 6.4 and 6.5 below and fraction and / or minor adjustment if any shall be settled in monetary adjustment between the parties as may be then so mutually agreed upon. The developer shall also undertake the work of marketing and/or promoting and/or advertising the

sale of the owner's allocation. 4% of the sale / proceeds of the sale / transfer / lease etc. of the owner's allocation shall be deducted by the developer as the developer's commission.

6.2.1.6 Utilities

Obtain all utilities for implementing the project as also those that will be required by the ultimate users of the building of the project.

6.2.1.7 Occupancy Certificate

Obtain occupancy certificate from the sanctioning authority and/or all other certificates and permissions required for commencing occupation of the building of the project.

6.2.1.8 Indemnity

At all times from the possession date till the completion date, the developer shall keep the owner saved, harmless and indemnified in respect of all proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual only in executing the project and/or matters related or incidental thereto.

6.2.1.9 Sanction plan

The plan has been sanctioned by Howrah Municipal Corporation.

6.2.1.10 Association

Form an Association of the ultimate purchasers / lessees of the flats and the units (the "lessees") including those to be retained by the owner or the developer, if any, and having the same registered as statutorily required. This formation of an Association shall be jointly done by the owner along with the developer.

6.2.1.11 Loan sanction

To have the project on the premises cleared / approved by the banks or financial institutions for project loan / housing loan.

6.3 Obligation of the owner

6.3.1 Marketable title

Make out a clear and marketable title of the premises free from all encumbrances to the satisfaction of the developer.

6.3.2 Allow entry

Prior to the possession date allow the developer and its men, agents, servants and subordinate to enter into the premises, with prior notice for the purpose of measurement, soil testing and such other necessities connected with the project.

6.3.3 Possession

Handover peaceful and vacant possession of the premises to the developer. Simultaneously with the execution of this agreement, the owner shall give vacant and peaceful possession of the premises to the developer as an by way of exclusive right for construction and

development of the project in order to enable the developer to undertake the construction and development of the premises of the applicable laws.

6.3.4 Hindrances

Not create any hindrance or obstruction to the developer during or in execution of the project.

6.3.5 Marketing cost

Pay to the developer 4% of the sale / transfer value of the owner's allocation (as defined below) towards cost of advertisement, brokerage, commission, marketing cost etc. on the area sale / transfer by the developer on behalf of the owner.

6.3.6 Allow the developer to create mortgage on the share of developer's part of the sanction area along with proportionate share in the land of the premises attributable to the share of developer's allocation of the sanctioned area for the purpose of development of the premises to secure bank funding required for the construction and the development of the project with the condition that any such loan can only be utilized for the project by the developer. The owner shall also sign and/or execute all documentation necessary to create such mortgage.

6.3.7 Encumbrance

Not in any manner deal with charge, encumber or induct any person in occupation of the said premises or in any portion thereof or enter into any agreement relating thereto until the completion of the project saved that developer may enter into agreement relating to the transfer of the reserved area of the owner's allocation as mentioned in 6.4.1 below.

6.3.8 Powers and Authorities

Grant to such persons nominated by the developer all such powers and authorities.

6.3.8.1 That will be required by the developer for execution of the project.

6.3.8.2 To enable the developer to exclusively deal with sale, transfer, allot and/or lease out the units / spaces in favour of the buyers / transferees / allottees and/or lessees as the case may be and subject however the payment to be made to the owner in terms hereof only Developers Allocation.

6.3.9 Execution

Execute and admit if required registration of the flats/units before the Concerned Registrar, as also sign and execute such forms and other documents as may be required for the project. However, the cost and expenses for this will not be borne by the owner.

6.4 Entitlement of the owner

The owner shall be entitled to :-

6.4.1 Owner's allocation

- [i] 30% share (as and by way of the consideration / development fee for allowing the developer to construct and/or develop the project in the manner as provided in this agreement of all the saleable areas in the building of the project that is of all the flats, units, servant quarters (if any), parking space (covered and open) and other areas in the building of the project (collectively flats) as also the open space appertaining to the building and the project, save the open parking space (the other spaces) which can be separately occupied, used and enjoyed collectively (the saleable areas).
- [ii] The Owner shall be entitled to 30 % of all saleable areas and/or open areas of the Premises and the New Building and undivided, impartible and indivisible 30% share in the land contained in the Premises (collectively Owner's Allocation). The Owner's Allocation shall be constructed, finished and delivered to the Owner at the cost and expense of the Developer.

6.5 Entitlement of the developer

6.5.1 Developer's allocation

The developer shall be entitled to the remaining of the saleable areas i.e. 70% of the saleable areas after the owner's allocation.

6.5.2 Transfer

Negotiating with the intended acquirers of the developer's allocation as also of the owner's allocation and also to sell, transfer and/or lease such portions at such rates / prices as determined and agreed from time to time between the developer and the owner and to appropriate the receipts from such transfers in the manner provided in this agreement.

6.6 Rates and taxes and utilities

All Municipal rates / land revenue / taxes and outgoings and other outgoings, if any, in respect of the premises shall be borne and paid in the manner following :-

- 6.6.1 By the owner upto the possession date.
- 6.6.2 By the developer from the possession date till the completion date.
- 6.6.3 30% percentage by the owner and/or purchaser(s) / allottee(s) / transferee(s) / lessee (s) of the owner's allocation and balance by the developer and/or purchaser(s) / allottee(s) / transferee(s) / lessee (s) of the developer's allocation after the completion date.

6.7 Tax liability

All taxes, liabilities in relation to the construction and development namely Sales Tax, VAT, Works Contract Tax and other taxes, save and except service tax shall be paid by the developer. Any tax on income arising out of transfer of owner's allocation shall be borne by the owner. Service tax, if any, shall be borne by the transferees of the units.

6.8 Inspection

The owner, shall be entitled, from time to time to inspect all works regarding the construction and development of the project and give such direction and/or instruction in respect thereof to the developer as it may be necessary and also in case it finds any default on the part of the developer.

6.9 Roof

The share in the roof of the building within the project between the owner and the developer will be in the ratio respectively of the owner's allocation and the developer's allocation.

6.10 Additional facilities

All extra cost and expenses incurred by the developer for additional facilities, if any, shall be borne by the developer but if any such thing is done in the owner's allocation as per instruction of the owner then and in such even such cost will be reimbursed by the owner to the developer.

6.11 Miscellaneous

6.11:1 The name of the project shall be titled jointly by both the parties of this agreement.

- 6.11.2 During the time of work of progress of the project, if any, notice (s) are being issued either for any clarification or for asking the owner or the developer to stop construction relating to any matter or issue concerning the land of the premises then the developer and the owner will jointly handle / deal with such notice (s) etc. The cost relating to this notice / proceedings shall be paid by the developer and the owner jointly in the proportion of their agreed allocation ratio.
- 6.11.3 The expression "sale proceeds" and/or "sale value" as used in this agreement shall mean the revenue coming out of sale / transfer / lease of construct units / flats plus the revenue by way of sale of car parking space and other spaces and preferential location charges, if any.
- 6.11.4 The developer shall collect various other payments like stamp duty, registration charges, property tax, VAT, service tax, sales tax, sinking fund, maintenance charges and GST charges towards electricity, water supply and sewerage system and also any other payment including statutory payment from the customers / intending purchasers from time to time and this payment will exclusively belonging to the developer and this payment will be kept in a separate bank account and the said bank account will be operated by the developer alone. In this regard it is agreed that the entire project revenue (i.e saleable area, flats/units, car parking, two wheelers, floor rise escalation) will be shared in the JV ratio as mentioned in the paragraphs above except extra charges as mentioned below which shall accrue only to the developer. *The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in any manner the Owner deems appropriate. However, any transfer of any part of the Owner's Allocation shall be subject to the provisions of this Agreement.*

- a) Transformer and electricity charges, bank charges, air conditioner, if provided to the owner, any other extra facility / reimbursemental expenses provided on mutual discussion to the flat owners of which reimburse is required.

6.12 Advocate

Developers, Advocate will be the Advocate of the said project.

6.13 Remuneration of the Advocate

All costs and fees of the Learned Advocate in pursuance hereof shall be borne and paid relating to the sale / transfer of the saleable area shall be borne and paid by the prospective buyers / transferees or nominees.

6.14 Documentation

All documents and agreement of any nature related to the project (the documents) shall be drawn by the said Learned Advocate after consulting the concerned parties, if so required and the same shall be final and binding on the parties. These documents shall be subject to the restriction as are applicable to the ownership / lease hold building intended for common benefit of all its occupiers which shall, inter alia include the following :-

6.14.1 No illegal activity

No purchaser / transferee shall be permitted to use his / her / their respective flats and/or units for any illegal or immoral trade or activity which may cause any nuisance and hazard to the other occupiers of the building of the project.

6.14.2 No demolition

No purchaser / transferee shall be allowed to demolish any wall or other structure, major or minor in their respective flats and/or units or any parts thereof without the written consent of the owner and the developer initially and after that written consent of the Association / concern statutory bodies and/or authorities.

6.14.3 Entire maintenance

The purchaser / transferee shall keep the entire wall, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective flats / units in good working condition and repaired so as not to cause any damage to the building.

6.14.4 Validity of insurance

No purchaser / transferee shall do or cause or permitted to be done any act or thing which may render void or voidable any insurance of the building within the period or any part thereof.

6.14.5 No obstruction of common portion

No purchaser / transferee shall leave or store permit to be left or stored any goods in the corridors or in the common portions of the building of the project that cause any hindrance in the free movement and use of the corridors and other common portions of the building of the project.

6.14.6 Cleanliness

No purchaser / transferee shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be drawn or accumulated in or around the building of the project.

6.14.7 Payment of outgoings

All purchasers / transferees shall timely and duly pay all rates, taxes, levies and charges to such authorities or the Association as the case may be, entitled thereto.

6.14.8 Restriction on transfer of parking spaces and no purchaser / transferee of any flat and/or unit also having the right to exclusive use of one or more car parking spaces in the building shall transfer such parking space to any other person unless such person already owned a flat and/or unit in the building of the project.

6.14.9 Management of the building of the project

Till the Association is formed, the building of the project will be managed and maintained by the developer and the owner jointly and the purchasers/transferees will be liable to pay proportionate charges, as fixed by the developer in consultation with the owner for the maintenance and management of the common portions and facilities of the building of the project, which charges will be commensurate with the charges any other multistoried building in the near vicinity of the building providing similar amenities. The owner and the developer to realize these charges from the occupiers of their respective allocations. Deficits, if any, in the maintenance account shall be made by the developer and the owner according to their revenue share ratio.

6.14.10 Name of the building

The name of the building shall be Paavan Central as proposed by Owner & Developer Mutually.

6.15 Default

6.15.1 If the developer delays or fails to complete the project within the agreed time frame and/or the completion date inspite of the owner fulfilling of their obligations and no liability or encumbrances being found in respect of the premises then, the owner shall be entitled, after giving 30 (thirty) days notice to the developer to take possession of the premises in the stages it may be at that time and have the project completed by themselves or any other person or persons and in the event of dispute between the parties that to the quantum of cost and expenses, the same shall be decided by the Arbitrator.

6.15.2 Neither of the parties shall be regarded not to have committed any breach of the premises herein if it is prevented from discharging any of its obligation due to any condition amounting to force majeure or circumstances beyond its control including, not limited to tempest, earthquake, fire, shortage of power, civil commotion, riot, strike, labour unrest or any political or communal unrest, non-availability of labour, bandh, delay in granting utility / completion certificate by the authorities and any legislation, regulation, ruling or any relevant Government or court orders materially affecting the continuance of the obligation of the parties.

6.15.3 In case the owner is unable to fulfill any of its obligation or in any case any liability or encumbrance is found relating to the premises and the owner fails to clear the same within 60 (sixty) days from receiving notice from the developer to do so, then the developer at its discretion may incur the cost of removing such liability or encumbrances, as the case may be. In such event, the owner shall forthwith reimburse the cost so incurred by the developer but if they fail to do so, the developer after giving 60 (sixty) notice to the owner shall become entitle to such portion of the owner's allocation as may be necessary to realize this cost and till the time which reimbursement is received by the developer, so much of the owner's allocation as may be sufficient for realization such cost and notified by the developer to the owner, shall remain charged with the developer.

6.16 Amendment / modification

No amendment or modification of this agreement or any part hereof shall be valid and effective unless it is by an instruction in writing extended by the parties herein.

6.17 Entire agreement

This agreement consisting the entire agreement between the parties and revokes and supersedes all previous correspondences etc. and also those oral or written.

6.18 Breach of contract

In case of breach of any of the provisions herein, the parties in breach shall be liable to pay such damages as determined by the Tribunal mentioned in Clause 7 herein below, but no party shall be entitled to terminate this agreement without the consent of the other party in writing.

7. Arbitration

All disputes between the parties relating to this agreement shall be referred to the arbitration of such person as mutually agreed (the Tribunal). In case no agreement can be reached in selecting the person, the Tribunal shall consist of three Arbitrators, one each to be appointed by the parties and the third to be appointed by the two Arbitrators. The Tribunal shall proceed summarily, need not give any reason for this Award and may give interim Award and/or direction. The

language of the Tribunal shall be English. The Arbitration proceeding will be held in Kolkata. The Award of the Tribunal shall be final and binding upon the parties.

SCHEDULE 'A' ABOVE REFERRED TO
(Devolution of Title)

- A. The State of West Bengal, Directorate of Fisheries having acquired, has been and is the Sole and absolute owner of ALL THAT the land measuring about 2 (two) Bighas and 3 (three) Cottahs together with building, shed boundaries and other structure whatsoever lying erected and/or built thereat situate lying at and being Municipal Premises No.62, Rose Mary Lane, Police Station - Golabari, Howrah - 710 101, hereinafter referred to as the "said larger property".
- B. On the 24th November, 1965 the State of West Bengal, Directorate of Fisheries had made over the possession of portion of the said larger property being ALL THAT the demarcated land measuring about 18 (eighteen) Cottahs 13 (thirteen) Chittacks along with building, shed, boundaries and other structure situate and lying at and being Southern Portion of the said Premises No.62, Rose Mary Lane, Police Station - Golabari, Howrah - 710 101 (hereinafter referred to as the "said Premises") unto and in favour of the Central Fisheries Corporation Ltd., a Government of India undertaking having its registered office at 14, Watking Lane, Howrah (hereinafter referred to as the "Company") for promotion and marketing of Fish in the State of West Bengal.

- C. Since after the delivery of possession, the said company had duly erected shed, boundaries and other structures at or upon the said premises being the southern portion of Premises No.62, Rose Mary Lane, Police Station - Golabari, Howrah - 710 101.
- D. In response to the proposal for sale vide letters dated November 17, 1973 and November 23, 1973 both written on behalf of the State of West Bengal, the said company, M/s. Central Fisheries Corporation Ltd. duly agreed to purchase and/or acquire the said premises and further agreed to pay to the State of West Bengal the proportionate cost amount to Rs.1,46,129/- as and by way of consideration and also to pay the arrears of Lease Rent on account and in respect of the said premises.
- E. The state of West Bengal, Fisheries Department vide its letter bearing No.4478 - Fish/15A-14/69 dated November 23,1973 duly recorded and confirmed that sanction and grant of permission by the Governor on behalf of the State of West Bengal for sale of the said premises in favour of the said company in consideration of payment of the said proportionate cost of Rs.1,46,129/- and also recorded, that the said order was with the concurrence of the Finance Department of the State of West Bengal vide V.O. No. Group-A-417 dated November 22, 1973.
- F. In view of the above, the said company, M/s. Central Fisheries Corporation Ltd, duly paid the said proportionate cost of Rs.1,46,129/- towards consideration for purchase of the said premises and also duly paid the arrears of rent vide challans both dated November 27, 1973.

- G. After having paid the said amount of Rs.1,46,129/- towards the consideration as aforesaid, the company by its letter date April 5, 1976 also duly forwarded the draft Sale Deed to the Directorate of Fisheries, for its approval. There had been series of correspondences by and between the said company and the State of West Bengal represented by the Directorate of Fisheries with regard to the finalization of the draft Sale Deed as also completion of the sale by executing Sale Deed in favour of the Company. By its letter dated August 24, 1981 the company has reminded the State of West Bengal for execution of the Conveyance Deed in respect of the said premises in its favour.
- H. The said company, being in possession of the said premises as also having duly paid the consideration for purchase as aforesaid, and pending the completion of the sale and the execution of the sale deed in its favour, was directed to be wound up by an order dated 17th June, 1983 passed by the Hon'ble High Court, Calcutta in C.P. No.152 of 1983 and in pursuance thereof, the Official Liquidator had taken over possession of the said premises.
- I. In pursuance of the Notice caused to be published by the Official Liquidator in newspapers inviting offers for sale of the said premises by virtue of the orders passed by the Hon'ble High Court, Calcutta, one Kishan Gopal Bagaria, son of Shiw Bhagwan Bagaria of 10, Ballygunge Park Road, Calcutta - 700 019, had submitted his offer for purchase of the said premises. Subsequently, by an order dated 20th September, 1984 the Hon'ble Court confirmed the sale of the said premises in favour of the said Kishan Gopal Bagaria, at and for the sale consideration price of

Rs.24,00,000/- (Rupees Twenty-four Lacs) only to be paid to the Official Liquidator and further directed the State of West Bengal to complete the sale by executing Sale Deed in favour of the said Kishan Gopal Bagaria within the time mentioned therein. By a subsequent order dated 29th October, 1987 the Hon'ble High Court, Calcutta gave direction for completion of the sale of the said premises in favour of the said Kishan Gopal Bagaria or his nominee or nominees.

- J. In terms of the said Judgment and Order dated 20th September, 1984 and dated 29th October, 1987, the said Kishan Gopal Bagaria duly paid the said entire purchase consideration price of Rs.24,00,000/- (Rupees Twenty-four Lacs) only to the office of the Official Liquidator, High Court, Calcutta and further nominated himself and his sons, Sri Anil Bagaria and Sri Rishi Bagaria as his nominees to complete the purchase and also to have Conveyance Deed in respect of the said premises in their favour.
- K. The State of West Bengal, Directorate of Fisheries had challenged the said sale and further applied for re-calling the said Judgment and Order dated 20/09/1984. By a judgment & order dated 5th May, 1987 the said application of the State of West Bengal was dismissed by the Hon'ble Court. On an appeal being Appeal No.672 of 1987 against the said Judgment and Order dated 5th May, 1987, the same was also dismissed by a Judgment and Order dated the 6th November, 1989 passed by the Division Bench of the Hon'ble High Court, Calcutta.
- L. In or about February, 2005 the State of West Bengal made another application being C.A. No.91 of 2005 before the Hon'ble High Court,

Calcutta praying for re-calling the said orders dated 20th September, 1984 and dated 5th May, 1987 but the said application was dismissed by the Hon'ble High Court, Calcutta by a Judgment and Order dated 20th April, 2005. The State of West Bengal preferred an Appeal being APOT No. 766 of 2005 against the said Judgment and Order dated 20.04.2005.

- M. The said Judgment and Order dated 20th September, 1984 passed by the Hon'ble High Court, Calcutta inter alia directing the State of West Bengal to complete the sale of the said premises by executing and registering Deed of Conveyance in respect of the said premises, having been still in force and binding upon the State of West Bengal, a joint meeting was held on 7th December, 2009 between the Fisheries Department, State of West Bengal and the said Kishan Gopal Bagaria. On being called upon by the said purchaser Kishan Gopal Bagaria to act in compliance with said order, by three separate letters respectively dated 10th December 2009, 11th December 2009 and 7th January, 2010 the Government of West Bengal, Fisheries Department informed that they are agreeable to complete the sale by executing conveyance and also advised their Advocate Sri Supriya Roy Chowdhury to take necessary steps to withdraw the said pending Appeal being APOT No. 766 of 2005.
- N. By an Order dated 26th March, 2010 passed by the Division Bench of the Hon'ble High Court, Calcutta the said pending Appeal being APOT No. 766 of 2005 had since been dismissed as withdrawn.
- O. In the premises aforesaid, the State of West Bengal agreed to complete the sale and/or transfer the said premises to and in favour of the said Kishan Gopal Bagaria along with his nominees/sons, Sri Anil Bagaria

and Sri Rishi Bagaria absolutely and forever, in due compliance with the said various Judgments and Orders including the said Orders dated 20th September, 1984 and dated 29th October, 1987 both passed by the Hon'ble High Court, Calcutta.

- P. Under the aforesaid circumstances, by a registered Indenture of Conveyance executed on 30th March, 2010 and registered in the office of the District Sub Registrar, Howrah and recorded in Book No. I, Volume No. 8, Pages No. 3044 to 3065, Being No.3285 for the year 2010, the Governor, State of West Bengal, through Fisheries Department, having its office at the Writers' Buildings, Kolkata-700 001, sold transferred and conveyed the said premises, more fully and particularly described in the Schedule-"B" below to and in favour of the said Kishan Gopal Bagaria, Sri Anil Bagaria and Sri Rishi Bagaria absolutely and forever free from all encumbrances.
- Q. By virtue of the aforesaid registered Indenture of Conveyance, the said Kishan Gopal Bagaria, Sri Anil Bagaria and Sri Rishi Bagaria became the absolute joint owners of the said premises, more fully and particularly described in the Schedule-"B" below and had been in peaceful vacant possession thereof since their purchase.
- R. During enjoyment of the said premises being in urgent need of money, by a registered Indenture of Conveyance executed on 14th July, 2010 and registered in the office of the District Sub Registrar, Howrah and recorded in Book No. I, Volume No. 16, Pages No. 4246 to 4268, Being No.6958 for the year 2010, the said Kishan Gopal Bagaria, Sri Anil Bagaria and Sri Rishi Bagaria jointly sold, transferred and conveyed the

said premises, more fully and particularly described in the Schedule-"B" below to and in favour of the SREEBHUMI MERCHANDISE PVT. LTD., SURYA MERCHANDISE PVT. LTD. and APOLLO TRADECOM PVT. LTD. i.e., the Owners herein, absolutely and forever.

- S. Thus the said SREEBHUMI MERCHANDISE PVT. LTD., SURYA MERCHANDISE PVT. LTD. and APOLLO TRADECOM PVT. LTD. are now the absolute joint owners of the said premises being ALL THAT piece and parcel of demarcated land measuring an area of 18 (eighteen) Cottahs 13 (thirteen) Chittack be the same a little more or less together with shed, boundary walls and other structures standing thereon having covered area of about 5000 Sq.ft. lying and situate at and being the southern portion of Municipal Premises No.62, Rose Mary Lane, P.S. Golabari, Howrah - 710 101, more fully and particularly described in the Schedule-"B" below, having undivided 1/3rd share of each company.
- T. With an intention to develop the said premises by raising new multi-storied building thereon, the Owners herein approached to the Developer to develop the said premises by constructing new multi-storied building thereon and considering the proposal of the Owners, the Developer has agreed to develop the said premises by raising new B+G+10 storied building thereon and as such the Parties hereto enter into this Agreement on this day, month and year first above written.

SCHEDULE 'B' ABOVE REFERRED TO
(Said Premises)

ALL THAT piece and parcel of demarcated land measuring an area of 18 (eighteen) Cottahs 13 (thirteen) Chittack be the same a little more or less together with shed, boundary walls and other structures standing thereon having covered area of about 5000 Sq.ft. lying and situate at and being the southern portion of Municipal Premises No.62, Rose Mary Lane, P.S. Golabari, Howrah - 710 101, within the local limits of the Howrah Municipal Corporation, Ward No.13, District : Howrah.

SCHEDULE 'C' ABOVE REFERRED TO
(Specifications)

1. CONSTRUCTIONAL FEATURES:

The structure shall be R.C.C. Frame 5" x 3" brick internal brick wall partitions and 8" thick external brick wall by first class bricks with cement mortar of exquisite mix duly punned with plaster of paris. The surface will be treated with standard water proof cement paint. The specifications and colour combinations will be in total conformity and harmony with the taste and life style of the inhabitants.

2. ARCHITECTURAL STYLE

Modern elevation finished in super Snowcem finish combination.

3. DOORS

Internal door - water proof flush type door with teak polish with lock.

Mains door - water proof flush Door will be both side teak ply with Godrej Night Latch and Eye hole.

4. WINDOWS:

Aluminium sliding window with glazing glass with M.S. Grill and Stair window make M.S. and stair and verandah railing/ UPVC

5. FLOORS:

All Flat - finish with marble square flooring (2' x 2').

Stair - finish with marble floor.

Car Parking - finish with Neat Cement and/or tiles.

Roof- finish-with roof tiles after water proof treatment.

Toilet - finish with anti-skid tiles.

6. WALLS :

General - P.O.P./ Putty Finish

Bathroom walls - Glaze tiles up to door height

Kitchen Walls- 2' height Glaze tiles above kitchen platform with granite finish.

7. KITCHEN :

- Black Granite platform top with stainless steel sink .
- Sink of Stainless steel (22" x 17") with two water tap.
- Vitrified Flooring Anti Skid 2 ft X 2 ft.
- Tiling, above platform upto 2 ft. height.

8. BATH/TOILET:

- Marble/Vetrified flooring (Johnson).
- Tiles combination door height.
- Concealed plumbing fittings.
- Jaguar or equivalent fittings.
- Flush Tank.
- Anodize Aluminum Windows.

9. ELECTRICALS:

- Miniature circuit breaker system (MCB).
- Good quality switches (Havells/Crab Tree) or equivalent made.
- Plug points of reputed make.
- Wires 3 phase (Polycab/Finolex).

10. OTHER FACILITIES:

H.M.C. Water and pump for continuous water supply, lighting in common areas, pump and water line, G.I Grade A (internal) and Cromptor Motor, common letter box at ground floor.

11. LIFT:

One reputed make Lift in each block.

12. GENERATOR:

A Diesel/petrol Generator for common areas and facilities.

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

SIGNED SEALED AND DELIVERED by
the within named OWNERS/VENDORS
at Kolkata in the presence of:

1. Mansi Sanyal
Attested
by her self, Kolkata.

SREEBHUMI MERCHANDISE PVT. LTD

Sushil Kumar Jain

Sushil Kumar Jain Director

[Sri Sushil Kumar Jain, Director of
SREEBHUMI MERCHANDISE PVT. LTD]
[Owner/Vendor]

2. Pappu Kumar Dadherch
135, Rayendra Avenue
UTTAR PARA (HOOGLY)

SURYA MERCHANDISE PVT. LTD.

Rahul Jain

[Sri Rahul Jain, Director of
SURYA MERCHANDISE PVT. LTD]
[Owner/Vendor]

APOLLO TRADECOMM PVT. LTD.

Garima Jain

[Ms. Garima Jain, Director of
APOLLO TRADECOM PVT. LTD]
[Owner/Vendor]

SIGNED SEALED AND DELIVERED
by the within named DEVELOPER
at Kolkata in the presence of:

Mansi Sanyal

BAJAJ REALCON PVT. LTD.

Ankush Jain
Authorised Signatory / Director

[Mr. Ankush Jain, director of
[BAJAJ] REALCON PVT. LTD]
[Developer]

2. Pappu Kumar Dadherch

RECEIVED a sum of Rs.60,00,000/- (Rupees Sixty Lacs only) being the full consideration money paid by the within named DEVELOPER to the within named

OWNERS.

Rs.60,00,000/-

MEMO OF CONSIDERATION

1. Paid by Cheque No. 343668 dated 19.11.2016 drawn on Axis Bank in favour of Sreebhumi Merchandise Pvt. Ltd. Rs. 10,00,000/-
2. Paid by Cheque No. 343673 dated 01.11.2016 drawn on Axis Bank in favour of Sreebhumi Merchandise Pvt. Ltd. Rs. 10,00,000/-
3. Paid by Cheque No. 79981 dated 01.11.2016 drawn on Indusind Bank in favour of Surya Merchandise Pvt. Ltd. Rs. 20,00,000/-
4. Paid by Cheque No. 343669 dated 01.11.2016 drawn on Axis Bank in favour of Apollo Tradecom Pvt. Ltd. Rs. 10,00,000/-
5. Paid by Cheque No. 343672 dated 01.11.2016 drawn on Axis Bank in favour of Apollo Tradecom Pvt. Ltd. Rs. 10,00,000/-

Total: Rs. 60,00,000/-

(RUPEES SIXTY LACS ONLY)

Witness

1. *[Handwritten signature]*

SREEBHUMI MERCHANDISE PVT. LTD

Sushil Kumar Jain

Director

[Sri Sushil Kumar Jain, Director of
SREEBHUMI MERCHANDISE PVT. LTD]
[Owner/Vendor]

2. Pappu Kumar Dadhech

SURYA MERCHANDISE PVT. LTD.

Rahul Jain

Director

[Sri Rahul Jain, Director of
SURYA MERCHANDISE PVT. LTD]
[Owner/Vendor]

APOLLO TRADECOMM PVT. LTD.












Garima Jain

Director

[Ms. Garima Jain, Director of
APOLLO TRADECOM PVT. LTD]
[Owner/Vendor]



Done by me

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












Name Susheel Kumar Jain

Signature _____

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____










Signature _____

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____


Signature _____

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little






Name Austin Jones

Signature _____

	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Name _____

Signature _____

	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Name _____

Signature _____









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001295131/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sushil Kumar Jain 162/164, M.G. Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Land Lord [SREEBH UMI MERCHA NDISE PRIVATE LIMITED]		3841 	<i>Sushil Kumar Jain</i> 06/10/17
2	Mr Rahul Jain 162/164, M.G Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Represent ative of Land Lord [SURYA MERCJA NDISE PRIVATE LIMITED]		3842 	<i>Rahul Jain</i> 6/10/2017
3	Ms Garima Jain 22, Armenian Street, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Land Lord [APOLLO TRADEC OM PRIVATE LIMITED]		3843 	<i>Garima Jain</i> 6/10/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ankush Jain 3 Abani Dutta Road, Salkia, P.O:- Salkia, P.S:- Salkia, Howrah, District:- Howrah, West Bengal, India, PIN - 711106	Representative of Developer [BAJAJ REALCO N PRIVATE LIMITED]		3844 	 6/10/17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Mani Sankar Roychowdhury Son of Mr B B Roychowdhury 4, K S Roy Road, E No. WB/742/2002, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Sushil Kumar Jain, Mr Rahul Jain, Ms Garima Jain, Mr Ankush Jain			

(Malay Chakrabarty)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

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

GRN: 19-201718-008633525-1
GRN Date: 06/10/2017 13:08:30
BRN: 382948659

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 06/10/2017 13:09:01

DEPOSITOR'S DETAILS

Id No. : 19010001295131/6/2017
[Query No./Query Year]

Name : sreebhumi merchandise private limited
Contact No. : Mobile No. : +91 9874613900
E-mail :
Address : 11 mullick street kolkata 700001
Applicant Name : Mr Mani Sankar Roychowdhury
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010001295131/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	19010001295131/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	60105

Total

135116

In Words : Rupees One Lakh Thirty Five Thousand One Hundred Sixteen only

Major Information of the Deed

Deed No :	I-1901-06539/2017	Date of Registration	07/10/2017
Query No / Year	1901-0001295131/2017	Office where deed is registered	
Query Date	12/09/2017 8:03:58 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Mani Sankar Roychowdhury 4, K.S. Roy Road, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433359436, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 6,72,45,190/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,511/- (Article:48(g))	Rs. 60,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Golabari, Corporation: BALLY, Road: Rose Merry Lane, , Premises No. 62

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		18 Katha 13 Chatak	1/-	6,34,95,190/-	Property is on Road
Grand Total :					31.0406Dec	1 /-	634,95,190 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	1 /-	37,50,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SREEBHUMI MERCHANDISE PRIVATE LIMITED 11, Mullick Street, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAMCS9652H, Status :Organization, Executed by: Representative, Executed by: Representative
2	SURYA MERCJANDISE PRIVATE LIMITED 22, Armenian Street, Kolkata, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAMCS9662F, Status :Organization, Executed by: Representative, Executed by: Representative
3	APOLLO TRADECOM PRIVATE LIMITED 11, Mullick Street, Kolkata, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN -

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAJAJ REALCON PRIVATE LIMITED 22, Armenian Street,Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECB1836C, .Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sushil Kumar Jain (Presentant) Son of Late Bengal Chand Jain 162/164, M.G. Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACDPJ6181A Status : Representative, Representative of : SREEBHUMI MERCHANDISE PRIVATE LIMITED (as Director)
2	Mr Rahul Jain Son of Mr Sushil Kumar Jain 162/164, M.G Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPJ6538N Status : Representative, Representative of : SURYA MERCJANDISE PRIVATE LIMITED (as Director)
3	Ms Garima Jain Daughter of Mr Atul Jain 22, Armenian Street, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIRPJ9282G Status : Representative, Representative of : APOLLO TRADECOM PRIVATE LIMITED (as Director)
4	Mr Ankush Jain Son of Mr Sushil Kumar Jain 3 Abani Dutta Road, Salkia, P.O:- Salkia, P.S:- Salkia, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGVPJ1120H Status : Representative, Representative of : BAJAJ REALCON PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mr Mani Sankar Roychowdhury Son of Mr B B Roychowdhury 4, K S Roy Road, E No. WB/742/2002, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Sushil Kumar Jain, Mr Rahul Jain, Ms Garima Jain, Mr Ankush Jain	

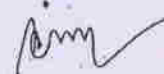
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SREEBHUMI MERCHANDISE PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-10.3469 Dec
2	SURYA MERCJANDISE PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-10.3469 Dec
3	APOLLO TRADECOM PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-10.3469 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SREEBHUMI MERCHANDISE PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-1666.66666700 Sq Ft
2	SURYA MERCJANDISE PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-1666.66666700 Sq Ft
3	APOLLO TRADECOM PRIVATE LIMITED	BAJAJ REALCON PRIVATE LIMITED-1666.66666700 Sq Ft

Endorsement For Deed Number : I - 190106539 / 2017

On 04-10-2017

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 6,72,45,190/-



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 06-10-2017

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

Presented for registration at 17:45 hrs on 06-10-2017, at the Private residence by Mr Sushil Kumar Jain ..

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

Execution is admitted on 06-10-2017 by Mr Sushil Kumar Jain, Director, SREEBHUMI MERCHANDISE PRIVATE LIMITED, 11,Mullick Street, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr Mani Sankar Roychowdhury, , Son of Mr B B Roychowdhury, 4, K S Roy Road, E No. WB/742/2002, P O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Indetified by Mr Mani Sankar Roychowdhury, , Son of Mr B B Roychowdhury, 4, K S Roy Road, E No. WB/742/2002, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-10-2017 by Ms Garima Jain, Director, APOLLO TRADECOM PRIVATE LIMITED, 11, Mullick Street, Kolkata, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr Mani Sankar Roychowdhury, , Son of Mr B B Roychowdhury, 4, K S Roy Road, E No. WB/742/2002, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-10-2017 by Mr Ankush Jain, Director, BAJAJ REALCON PRIVATE LIMITED, 22, Armenian Street,Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Mani Sankar Roychowdhury, , Son of Mr B B Roychowdhury, 4, K S Roy Road, E No. WB/742/2002, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 07-10-2017

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,105/- (B = Rs 60,000/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2017 1:09PM with Govt. Ref. No: 192017180086335251 on 06-10-2017, Amount Rs: 60,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 382948659 on 06-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 75,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112147, Amount: Rs.500/-, Date of Purchase: 10/11/2016, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2017 1:09PM with Govt. Ref. No: 192017180086335251 on 06-10-2017, Amount Rs: 75,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 382948659 on 06-10-2017, Head of Account 0030-02-103-003-02



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 217451 to 217500
being No 190106539 for the year 2017.



Digitally signed by MALAY
CHAKRABORTY
Date: 2017.10.10 15:34:08 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 10/10/2017 3:34:02 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.