

12845/17

12812/2017



पश्चिम बंगाल WEST BENGAL



48AA 896210

Certified that the contents of this instrument are in conformity with the original instrument and the stamp duty thereon has been paid.

[Signature]
Registrar of Assurances-Kolkata

Handwritten notes: 'visit 20/12/17', '1692942/17', 'Dev'.

C.N.B. - 2980/17

THIS AGREEMENT made this 20th day of December, 2017, Two Thousand and Seventeen.

BETWEEN,

PERSONS SPECIFIED IN FIRST SCHEDULE represented by Mr. Pradheep Kumar Hirawat, (PAN No: AASPH2684R), son of Shri Madan Lal Hirawat residing at 199/5, M. G. Road, Kolkata - 700007, P.O. Burrobarazar, P.S. Jorasanko, hereinafter referred to as the "Owners", (which term or expression shall unless excluded by or repugnant to

Handwritten notes: '20.12.17'.

3704L

FOX & MANDAL
Advocates
12, Old Post Office St.
Calcutta - 700 001

NAME
ADDRESS
RS

21 JUN 2011

SURABH
Licence No. 1000
C. S. No. 1000
S. K. S. Post Office

REGISTERED

Pradeep Tiwari



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2017

Saptarishi Roy
S/o S. K. Roy
Advocate
High Court at Calcutta



Government of West Bengal

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

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



Signature / LTI Sheet of Query No/Year 19640001692942/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
20 DEC 2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Pradeep Kumar Hiraust 80A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S.- Bhawanipore, District-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Land Lord [Aaron Infra Nirman Pvt. Ltd.] [Aashiyaa Infra Properties Pvt. Ltd.] [Aashiyaa Infra Abassn P Ltd.] [Adhunik Build Dev Pvt. Ltd.] [Adhunik Build Niketan Pvt. Ltd.] [Adhunik Conclave Pvt. Ltd.] [Adhunik Devcon Pvt. Ltd.] [Adhunik Enclave Pvt. Ltd.] [Adhunik Infra Abassn Pvt. Ltd.] [Adhunik Infra Home Pvt. Ltd.] [Adhunik Land Developer s Pvt. Ltd.] [Adhunik		2681 	Pradeep Kumar 20/12/17



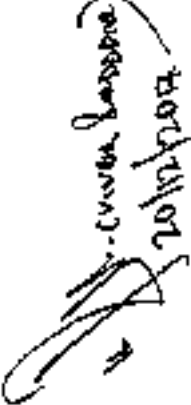
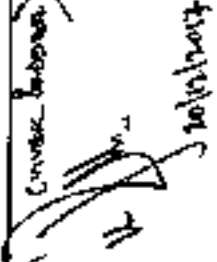


ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 DEC 2014

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Reel Properties Pvt. Ltd.] [Adhunik Reelcon Pvt. Ltd.] [Chakradar Av Awas Pvt. Ltd.] [Chakradar Infraventure Pvt. Ltd.] ↓ [Elite Infra Niman Pvt. Ltd.] [Fair Merchandise Pvt. Ltd.] [Goldshine Realty Pvt. Ltd.] [Jenhit Developer Pvt. Ltd.] ↓ [Lambodar Niketan Pvt. Ltd.] [Midway Construction Pvt. Ltd.] [Naman Towers Pvt. Ltd.] [Northstar Projects Pvt. Ltd.] [Perfect Shelters Pvt. Ltd.]			Pradeep Mishra 20/12/17



ADDITIONAL REGISTRAR
OF ASSURANCES, MADRAS
20 DEC 1964

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[Rallant Hrize Pvt. Ltd.] [Samspe Expo Pvt. Ltd.] [Sky Lark Enclave Pvt. Ltd.] [Sky Touch Home Pvt. Ltd.]			Pradeep Hirani 20/11/12
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Vivek Poddar BE- 111, Salt Lake, P.O:- CC Block, P.S:- North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Developer [MANGOL IA INFRASTR UCTUR E DEVELOP MENT LIMITED]		2622 	 Vivek Poddar 20/11/12
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Vivek Poddar BE- 111, Salt Lake, P.O:- CC Block, P.S:- North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Developer			 Vivek Poddar 20/11/12



ADDITIONAL REGISTRAR
OF REGISTRATION
20 DEC 2012

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Saptarshi Roy Son of Mr S K Roy C/o Fox And Mandal, 12, P.O:- GPO, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India. PIN - 700001	Mr Pradeep Kumar Hirawat, Mr Vivak Poddar, Mr Vivak Poddar	Saptarshi Roy 20/12/17

(Asit Kumar Jandari)
**ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal**



20 DEC 1917

the subject or context mean and include their respective successors-in-interest and/or assigns), of the **FIRST PART**;

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a company within the meaning of the Companies Act, 2013, having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station: Beliaghata, Kolkata - 700 010 having PAN No: AAGCM8293C, represented by its Director Mr. Vivek Poddar son of Sri Milan Poddar (having PAN No: APJPP9042B), hereinafter referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and/or assigns) of the **SECOND PART**;

AND

VIVEK PODDAR son of Sri Milan Poddar (PAN No: APJPP9042B) residing at BE - 111, Salt Lake, P.O. CC Block, P.S. Bidhannagar North, Kolkata - 700 064, hereinafter referred to as the "**GUARANTOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

WHEREAS :

- A. The Owners are seized and possessed of and/or otherwise well and sufficiently entitled to as the sole and absolute owners of **ALL THAT** the piece and parcel of land measuring 160.065 cottahs, more or less comprised in L. R. Dag Nos. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 206, 207, 208, 209, 205/778,



RECEIVED
OF ASSURANCE
20 DEC 1967

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

GRN: 19-201718-013695229-1 Payment Mode: Online Payment
 GRN Date: 18/12/2017 12:20:10 Bank: ICICI Bank
 BRN: 1355368558 BRN Date: 18/12/2017 13:11:30



Ch No. : 190400016929424/2017
(Copy No./Copy Fee)

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT
 Contact No. : LIMITED Mobile No. : 91-9874871158
 E-mail : accounts@magpollinfrastructures.in
 Address : 93 DRSC BANERJEE ROAD KOLKATA-700010
 Applicant Name : Mr Chand Samanta
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : For Development Agreement or Construction agreement

Sl. No.	Identification / Description	Head of A/C	Amount (₹)
1	190400016929424/2017 Property Registration-Stamp duty	0030-02-103-003-02	75021 ✓
2	190400016929424/2017 Property Registration- Registration Fee	0030-03-104-001-18	20105 ✓

Total 275126 ✓

in Words : Rupees Two Lakh Seventy Five Thousand One Hundred Twenty Six only



ADDITIONAL
OF ASSURANCE
20 DEC 1967

ADHUNIK LAND-DEVELOPERS PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- adhunik@gmail.com; CIN: CIN: U70109WB2011PLC164904.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK LAND-DEVELOPERS PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, he and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK LAND-DEVELOPERS PVT. LTD.

Adhunik Land Developers Pvt. Ltd.
Narayan Roy

NARAYAN ROY Director / Authorised Signatory
DIRECTOR
DIN 07104417

ADHUNIK REALCON PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email/ id:- adhuniktd@gmail.com; CIN: U70109WB2011PTC164976

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK REALCON PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilikanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

**For ADHUNIK REALCON PVT. LTD.
Adhunik Realcon Pvt. Ltd.**

Narayan Roy

NARAYAN ROY
Director/Authorised Signatory
DIRECTOR
DIN 07104417

ADHUNIK REALPROPERTIES PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- ahmilttd@gmail.com; CIN: U70109WB2011PLC164905

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK REALPROPERTIES PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chitacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Gholi, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK REALPROPERTIES PVT. LTD.

Adhunik Real Properties Pvt. Ltd.
Narayan Roy

NARAYAN ROY Director / Authorised Signatory
DIRECTOR
DIN 07104417

AASHIYANA INFRAPROPERTIES PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- afmilttd@gmail.com; CIN: U70109WB2011PLC165439.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AASHIYANA INFRAPROPERTIES PRIVATE LIMITED HELD ON TUESDAY, THE 21ST DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottaks 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. R. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

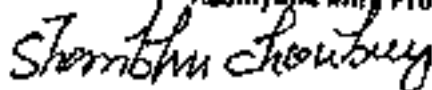
"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For AASHIYANA INFRAPROPERTIES PVT. LTD.

Aashiyana Infra Properties Pvt. Ltd.



SHAMBHU CHOUBEY Director / Authorized Signatory
DIRECTOR
DIN 06565599

ADHUNIK INFRA-ABASAN PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmltd@gmail.com; CIN: U70109WB2011PLC164975.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK INFRA-ABASAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, In the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sr. Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK INFRA-ABASAN PVT. LTD.

Adhunik Infra Abasan Pvt. Ltd.
Shambhu Choudhary

SHAMBHU CHOUHARY Authorised Signatory
DIRECTOR
DIN 06565599

ADHUNIK INFRAHOME PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- adhunika@gmail.com; CIN: U70109WB2011PLC165431.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK INFRAHOME PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK INFRAHOME PVT. LTD.

Adhunik Infra Home Pvt. Ltd.


NARAYAN ROY / Authorized Signatory
DIRECTOR
DIN 07104417

ADHUNIK DEVCON PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- adhltd@gmail.com; CIN: U70109WB2011PLC165453.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK DEVCON PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottaks 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK DEVCON PVT. LTD.

Adhunik Devcon Pvt. Ltd.
Shambhu Choudhary

SHAMBHU CHOUHARY *Authorized Signatory*
DIRECTOR
DIN 06565599

ADHUNIK CONCLAVE PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- afmlltd@gmail.com; CIN: U70109WB2011PLC165432.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK CONCLAVE PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sni Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK CONCLAVE PVT. LTD.

Adhunik Conclave Pvt. Ltd.
Shambhu Choudhary

**SHAMBHU CHOUDBERY / Authorized Signatory
DIRECTOR
DIN 06565599**

ADHUNIK BUILD-NIKETAN PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmiftd@gmail.com; CIN: U70109WB2011PLC165148.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK BUILD-NIKETAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottaks 12 (Twelve) Chittaks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.E. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Gholb, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK-BUILD-NIKETAN PVT. LTD.

Shambhu Choudhary
Adhunik Build Niketan Pvt. Ltd.

SHAMBHU CHOUDHARY / Authorized Signatory
DIRECTOR
DIN 06565599

AASHIYANA INFRA-ABASAN PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 090070/7041;
email id:- bfm103@gmail.com; CIN: U70109WB2011PLC165440.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AASHIYANA INFRA-ABASAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

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"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For AASHIYANA INFRA-ABASAN PVT. LTD.

Aashiyana Infra Abasan Pvt. Ltd.

Narayan Ray

NARAYAN RAY Authorised Signatory
DIRECTOR
DIN 07104417

ADHUNIK BUILD-DEV PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmilbd@gmail.com; CIN: U70109WB2011PLC165441.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADHUNIK BUILD-DEV PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the Instant resolution as and when required."

CERTIFIED TRUE COPY

For ADHUNIK BUILD-DEV PVT. LTD.

Shambhu Chakrabarty
Adhunik Build Dev Pvt. Ltd.

SHAMBHU CHAKRABARTY, Authorised Signatory
DIRECTOR
DIN 06585599

AARON INFRA NIRMAN PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020, Phone:- +91 9007077041;
email id:- bfmilttd@gmail.com; CIN: 070109WB2011PTC166322

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AARON INFRA NIRMAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbands, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of theco- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For AARON INFRA NIRMAN PVT. LTD.

Aaron Infra Nirman Pvt. Ltd.



SUBRATA Maiti *Director/Authorized Signatory*
DIRECTOR
DIN 06950459

NAMAN TOWERS PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 05007077341;
email id:- nmttd@gmail.com; CIN: U70109WB2011PLC16632B.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NAMAN TOWERS PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbanda, J.L. No. 28, Pargana- Kalkata, P.S. Previous Khardah Present Gholia, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For NAMAN TOWERS PVT. LTD.

Naman Towers Pvt. Ltd.

Subrata Madhukar

SUBRATA MADHUKAR / Authorised Signatory
DIRECTOR
DIN 06950459

GOLDSHINE REALTY PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 99007077041;
email id:- bfmlltd@gmail.com; CIN: U70109WB2011PTC166324.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GOLDSHINE REALTY PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of theco- owners."

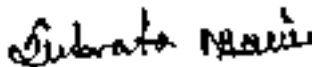
"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For GOLDSHINE REALTY PVT. LTD.

Goldshine Realty Pvt. Ltd.



SUBRATA M. DAS / *Director / Authorised Signatory*

DIRECTOR

DIN 06950459

ELITE INFRA NIRMAN PVT LTD

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmilttd@gmail.com; CIN: U70109WB2011PTC163850.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ELITE INFRA NIRMAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of theco- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For ELITE INFRA NIRMAN PVT. LTD.

Elite Infra Nirman Pvt. Ltd.

Subrata Mallick

SUBRATA MALLICK
Director / Authorised Signatory

DIN 06950459

PERFECT SHELTERS PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmilttd@gmail.com; CIN: U70109WB2011PTC163783.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PERFECT SHELTERS PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Gholo, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For PERFECT SHELTERS PVT. LTD.

Perfect Shelters Pvt. Ltd.



SUBRATA MALICK Director / Authorised Signatory
DIRECTOR
DIN 06930439

LAMBODAR NIKETAN PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmltd@gmail.com; CIN: U70109WB2011PTC166325.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF LAMBODAR NIKETAN PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For LAMBODAR NIKETAN PVT. LTD.

Lambodar Niketan Pvt. Ltd.



SUBRATA MALLIK *Director / Authorised Signatory*

DIRECTOR

DIN 06950459

RELIANT HIRISE PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone - 09007077041;
Email id - bfmilttd@gmail.com; CIN: U70109WB2011PTC163784.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RELIANT HIRISE PRIVATE LIMITED HELD ON TUESDAY, THE 21ST DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS


"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalkata, P.S. Previous Khardah Present Gholi, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For RELIANT HIRISE PVT. LTD.
Reliant Hirise Pvt. Ltd.


Director / Authorised Signatory
SUBRATA MALLICK
DIRECTOR
DIN 06950459

MIDWAY CONSTRUCTION PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmltd@gmail.com; CIN: U70109WB2011PTC166327.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MIDWAY CONSTRUCTION PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For MIDWAY CONSTRUCTION PVT. LTD.

Midway Construction Pvt. Ltd.

Subrata Mallik

SUBRATA MALLIK
DIRECTOR
DIN 08950489

SKYLARK ENCLAVE PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
Email Id:- bfmiltde@gmail.com; CIN: U70109WB2011PTC166330.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SKYLARK ENCLAVE PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28; Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O, Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, In the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Smt Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For SKYLARK ENCLAVE PVT. LTD.

Skylark Enclave Pvt. Ltd.

Subrata Mallik

SUBRATA MALLIK
DIRECTOR / Authorised Signatory
DIN 06950459

NORTHSTAR PROJECTS PVT. LTD.

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone:- 09007077041;
email id:- bfmllbd@gmail.com; CIN: U70109WB2011PTC166329.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NORTHSTAR PROJECTS PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottaks 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 29, Pargana- Kalikata, P.S. Previous Khardah Present Gholi, A.D.S.R.O. Barrockpore, within the local limit of Bakanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumer Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For **NORTHSTAR PROJECTS PVT. LTD.**
Northstar Projects Pvt. Ltd.


Director / Authorized Signatory

SUBRATA MALLICK
DIRECTOR
DIN 06950459

SKYTOUCH HOMES PRIVATE LIMITED

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020; Phone - 09007077041;
Email Id - bfmlltd@gmail.com; CIN: U70109WB2011PTC166331.

CERTIFIED TRUE COPY OF RESOLUTION PASSED, AT THE MEETING OF THE BOARD OF DIRECTORS OF SKYTOUCH HOMES PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS


"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza-Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradaep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the Instant resolution as and when required."

CERTIFIED TRUE COPY

For SKYTOUCH HOMES PVT. LTD.
Skytouch Homes Pvt. Ltd.


Director / Authorised Signatory
SUBRATA MALLIK
DIRECTOR
DIN 06950459

CHAKRADEV AWAS PRIVATE LIMITED

Regd Ofce: 7, Swallow Lane, Kolkata- 700001

CIN NO- U70102WB2013PTC195331, email id-bfmltd@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CHAKRADEV AWAS PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 7 SWALLOW LANE, KOLKATA -700 001

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mo.za- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For CHAKRADEV AWAS PVT. LTD.
CHAKRADEV AWAS PRIVATE LIMITED

Krishna Gopal Halder

DIRECTOR (AUTHORISED SIGNATORY)
KRISHNA GOPAL HALDER
DIRECTOR
DIN 07049690

CHAKRADEV INFRAVENTURE PRIVATE LIMITED

Regd Ofce: 7, Swallow Lane, Kolkata- 700001
CIN NO- U70102WB2013PTC195130, email id- bfmiltd@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CHAKRADEV INFRAVENTURE PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 7, SWALLOW LANE, KOLKATA -700 001

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

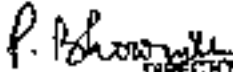
"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.5 (Thirty Nine point Six) sq. ft. be the same a little more or less equivalent situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalikata, P.S. Prayag Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of theco- owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For CHAKRADEV INFRAVENTURE PVT. LTD.
CHAKRADEV INFRAVENTURE PRIVATE LIMITED


PROSENJIT BHOWMIK
DIRECTOR
DIN:07049762

SAMSPA EXPO PVT LTD

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020;
Phone:- 09007077041; email id:- spmltd@gmail.com; CIN: U74992WB1994PTC063927

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SAMSPA EXPO PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2nd FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. situated at Mouza- Talbanda, J.I. No. 28, Pargana- Kalikata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayat, in the District North 24 Parganas, West Bengal of which the Company is one of the co-owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, Director of the Company, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For SAMSPA EXPO PVT. LTD.

per SAMSPA EXPO. PVT LTD


Director

RAVI PRAKASH PINCHA
DIRECTOR
DIN 00094695

FAIR MERCHANDISE PVT LTD

Regd. Office: 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020;

Phone:- 09007077041; email id:- fairmtd@gmail.com; CIN: U51109WB2007PTC114153

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF FAIR MERCHANDISE PRIVATE LIMITED HELD ON TUESDAY, THE 21st DAY OF NOVEMBER, 2017 AT ITS REGISTERED OFFICE AT 60A, CHOWRINGHEE ROAD, 2ND FLOOR, KOLKATA -700 020

AUTHORISATION TO SIGN DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER RELATED PAPERS

"RESOLVED THAT approval of the Board be and is hereby accorded to develop a high-rise on the land measuring 7 (Seven) Bighas 5 (Five) Cottaks 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq. ft. situated at Mouza- Talbanda, J.L. No. 28, Pargana- Kalkata, P.S. Previous Khardah Present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal of which the Company is one of the co-owners."

"RESOLVED FURTHER THAT Sri Pradeep Kumar Hirawat, son of Sri Madan Lal Hirawat, be and is hereby authorized by the Board to sign and execute the development agreement, power of attorney and other related papers and documents in connection with the development of the land mentioned above for and on behalf of the Company."

"RESOLVED FURTHER THAT any of the directors of the Company be and are hereby authorized to issue certified true copy of the instant resolution as and when required."

CERTIFIED TRUE COPY

For FAIR MERCHANDISE PVT. LTD.

FAIR MERCHANDISE PVT. LTD



PROSENJIT BHOWMIK
DIRECTOR
DIN 07049762

(SIGNATURE)

EXTRACT FORM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED HELD AT ITS REGISTERED OFFICE AT 93, DR.SURESH CHANDRA BANERJEE ROAD, KOLKATA -700010, WESTBENGAL HELD ON THE 8th DAY OF DECEMBER, 2017.

RESOLUTION

Signing authority for the project Magnolia Infrastructure Development Limited - Proposed Project situated at R.S/T.R Dag no. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208, 209, 199, 195, 201, 202/705, 105 L.R Khatian no. 252, 2050, lying and situated at Mouza - Talbanda, J.L no28, RE SU no-104, 105, Touzi no-1213, Pargana -Kafikata, PS previously Khardaha presently Ghola, ADSRO Barrackpore, within the the local limit of Bilkanda 1 no Gram Panchayet, in the District- North 24 Parganas, West Bengal

"Resolved that the Company in the meeting held on the 8th day of DECEMBER 2017 at the Company's registered office under the Chairmanship of Mr. Milan Poddar that the Company will undergo a joint venture in the above mentioned project named as 'Proposed Project'."

"Resolved Further that Mr. Vivek Poddar, director of the Company be and hereby authorized to sign and execute all documents necessary and other related documents for the PROPOSED PROJECT and affix the Common Seal of the Company, the seal (wherever necessary) in accordance with Article of Association of the Company."

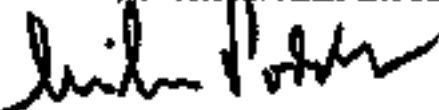
Magnolia Infrastructure Development Ltd

Attested by: Mr.

Director

All the Directors were present in the meeting. The resolution was passed unanimously. Certified True Copy

FOR M/S. MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED


Chairman

Mouza Talbanda, J. L. No. - 28, within the limits of Bilkaanda - 1, Gram Panchayat, Police Station New Barrackpore (formerly Ghola and before that Khardah), Sub-Registration District Sodepur, District North 24 Parganas, with various structures thereat, fully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the said premises", absolutely and forever, free from all encumbrances and liabilities whatsoever.

- B. The names of the Owners are duly mutated in the records of B.L. & L.R.O. as the raiyat of the said premises.
- C. Prior to entering into this Agreement, the Developer has satisfied itself, on the basis of independent enquiries and due diligence exercise and professional advice it has received, as to the following:
- a) That the facts as hereinbefore recited are all true and correct.
 - b) That title of the Owners to the said premises is clear and the owners have good marketable title free from all encumbrances.
 - c) That the said premises is free from all encumbrances mortgages charges liens lis pendens attachments trusts debutters leases occupancy rights thika tenancies alignments acquisitions requisitions and liabilities whatsoever or howsoever.
 - d) The right of the Owners to construct the Project.
- D. The Developer has approached the Owners to grant a license on as is where is basis to carry out development of the said premises and to incur all costs charges and expenses for undertaking development / construction of the New



ADDITIONAL REGISTRAR
OF ASSURANCE TO NO. 100
20 DEC 1967

Building(s) at the said premises on revenue sharing basis and for the consideration and on the terms and conditions hereinafter contained.

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

1. In this Agreement unless there be something contrary or repugnant to the subject or context the following expressions shall have the meanings assigned to them as hereinbelow mentioned:

- i) **SAID PREMISES** shall mean **ALL THAT** the piece and parcel of land measuring 160.065 cottahs, more or less comprised in L. R. Dag Nos. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 206, 207, 208, 209, 205/778, , Mouza Talbanda, J. L. No. - 28, within the limits of Bilkaanda - 1, Gram Panchayat, Police Station New Barrackpore (formerly Ghola and before that Khardah), Sub-Registration District Sodepur, District North 24 Parganas., with various structures thereat, fully described in the **SECOND SCHEDULE** hereunder written.
- ii) **"Applicable Law"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter and shall include Change in Laws;



ADDITIONAL REGISTRAR
OF ASSURANCES, KARNATAKA
20 DEC 2014

- iii) **ARCHITECT** shall mean such Architect who may be from time to time, appointed by the Developer with the approval of the Owners for designing and planning of the New Building or Buildings at the said premises.
- iv) **BUILT-UP AREA** in respect of any Unit shall mean the plinth area of such Unit and include, inter alia, the area of the balconies (if any) attached thereto, the thickness of the external and internal walls thereof and the columns therein, as may be certified by the Architect **PROVIDED THAT** if any walls or column be common between two Units then only one-half of the area under such walls or column shall be included in each such Unit.
- v) **CARPET AREA** in respect of any Unit shall mean the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Unit, as may be certified by the Architect.
- vi) **COMMON AREAS AND FACILITIES** shall mean the areas installations and facilities in the New Building(s) and the said premises and expressed or intended by the Developer for common use and enjoyment by the Owners of units in the New Building(s), particularly described in the **THIRD SCHEDULE** below.



20 DEC 2012

- vi) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the New Building(s) and the said premises and in particular the Common Areas and Facilities and all other common installations and other common purposes and for rendition of services in common to the Purchaser/s / holders of units therein.
- vii) **COMMON PURPOSES** shall mean and include the purpose of managing maintaining upkeeping and administering the New Building(s) and the said premises and in particular the Common Areas and Facilities, common installations, rendition of services in common to the Purchaser/s / holders of units in the New Building(s), collection and disbursement of the common expenses and dealing with all matters of common interest of the Purchaser/s / holders of units in the New Building(s).
- ix) **DEVELOPER'S SHARE** shall mean ALL THAT 64% (sixty four per cent) of the Gross Revenue realized from the Project.
- x) **GROSS REVENUE** shall mean and include all amounts realised by the Developer on any head or account arising out of or relating to the Project whether or not from Intending Purchaser/s for sale of Units at the said premises with or without car parking spaces and all other realisations from or arising out of or relating to the said premises or project or in any



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 1914

manner attributable thereto, remaining after deduction of the following items only from such amounts, i.e.

- a) G.S.T.;
 - b) Deposits for electricity, water connection, actual cost of formation of maintenance agency, other security deposits received from Intending Purchaser/s any amounts received for any other mutually decided specified purpose not forming part of the consideration for sale, transfer of Units or other spaces rights or benefits;
 - c) Amounts received from Intending Purchaser/s of Units on account of or as extras on account of generator, transformer and other installations and facilities, documentation charges and also those received as deposits / advances including against rates and taxes and maintenance charges, sinking fund and club facility charges.
- xi) **INTENDING PURCHASER** means any person owning or acquiring the right to occupy, own or use any Unit.
- xii) **NEW BUILDING(S)** shall mean and include one or more multi storied building or buildings, and other constructed areas constructed from time to time in accordance with the plan / plans as shall be sanctioned by the appropriate / concerned authorities and which are to be constructed by the Developer at the said premises.



ADDITIONAL RECEIPT
OF THE
20 DEC 2014

- xiii) **OWNER'S REVENUE SHARE** shall mean **ALL THAT** the balance 36 % (thirty six percent) of the gross revenue realized from the Project of development on the said premises.
- xiv) **PARKING SPACES** shall mean the spaces in the ground floor or any other floor of the New Building(s) and also at the open areas at the ground level in the said premises delineated by the Developer as indicating a right to park motor cars and two wheelers therein or thereat.
- xv) **PERSON** means any individual, company, corporation, partnership, limited liability partnership, joint venture, trust, unincorporated organisation, government or governmental authority or agency or any other legal entity.
- xvi) **PLAN** shall mean the plans drawings and specifications of the New Building(s) as be caused to be prepared by the Developer from the Architect and sanctioned by the appropriate / concerned authorities and shall include modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.
- xvii) **PROJECT** shall mean the development and construction of a real estate project on the said premises.
- xviii) **REFUNDABLE SECURITY DEPOSIT** shall mean the amount to be deposited by the Developer with the Owner, interest free, for the purposes as hereinafter stated, to be ultimately refundable in terms of this Agreement.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2011

- xix) **REVENUE COLLECTION ACCOUNT** or **ESCROW ACCOUNT** for the purpose of this Agreement means the account opened in the name of the Developer in a mutually acceptable Bank for the purpose of collection of all revenues and receipts relating to the Project including the Gross Revenues and all other incomes or collections or deposits including Items which are excluded from the meaning of the term Gross Revenues [and if financial institutions / banks from whom the Developer may have obtained credit facilities, require the Developer to maintain a separate account for the purpose of collection of such amount, then such account shall for the purpose of this Agreement, be treated as the Revenue Collection Account].
- xx) **SPECIFICATIONS** shall mean the general specifications and/or materials to be used for construction erection and completion of the New Building(s) as more fully and particularly described in the **FOURTH SCHEDULE** hereunder written.
- xxd) **SUPER BUILT UP AREA** of a Unit shall mean the Built-Up Area of such Unit and the proportionate undivided share of the common areas attributable to such Unit as certified by the Architect.
- xxii) **TAXES** means all taxes, assessments, duties, levies and charges, including ad valorem taxes on real property, personal property taxes and business and occupation taxes, imposed by any governmental / statutory authority in connection with the development of said premises.



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ADDITIONAL REGISTRAR
OF ASS. COMPANIES - IV, KOLKATA
20 DEC 2011

- xxiii) **UNITS / SPACES** shall mean all saleable spaces / constructed areas in the New Building(s), or any other space, capable of being independently and exclusively held used occupied and enjoyed by any person and shall include open terraces, if any attached to any unit/s.
- xxiv) **INTERPRETATIONS:** In this Agreement (save to the extent that the context otherwise so requires);
- a) Any reference to any act of Parliament or Legislature whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all rules, instruments, orders, plans, regulations, bye laws, permissions or directions any time issued under it.
 - b) Reference to any Agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, modified, supplemented or novated in writing.
 - c) A reference to a statutory provision shall include a reference to any modification or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
 - d) Any reference to this Agreement or any of the provisions thereof shall include all amendments and modification made to this Agreement in writing from time to time.



20 DEC 2014

- e) The Schedules to this Agreement shall have effect and be construed as an integral part of this Agreement.
- f) Words importing singular shall include plural and vice versa.
- g) Words importing masculine gender shall include feminine and neuter genders and likewise words importing feminine gender shall include masculine and neuter genders And similarly words importing neuter gender shall include masculine and feminine genders.

2. CONSIDERATION AND REVENUE SHARING

- 2.1. The share of the Developer in the Project shall be 64 % (sixty four percent) and that of the Owners shall be 36 % (thirty six percent) ("Agreed Ratio") of the Gross Revenue.
- 2.2. In consideration of the terms conditions and covenants herein contained and on the part of Developer to be paid observed and performed for development of the said premises by constructing and/or developing the Project at its own costs and expenses in accordance with the Plan and payment of Owners' Share in the manner herein mentioned and all other terms, conditions and covenants herein contained, the Owners have agreed to put the Developer, subject to and in terms hereof, in permissive possession of the said premises as a licensee of the Owners on the terms of this Agreement for development of the said premises.
- 2.3. In consideration of the grant of the development rights by the Owners to the Developer under the terms of this Agreement, the Owners and the Developer



20 DEC 1944

agree that out of the Gross Revenue, the Owners shall be entitled to the Owners' Share and the Developer be entitled to the Developer's Share as defined hereinbefore.

3. GRANT OF DEVELOPMENT RIGHT

- 3.1. Subject to the Developer not being in breach of the terms hereof, the Owners doth hereby permit and grant permissive possession, license and permission to the Developer to enter upon the said premises with right and authority to build upon and commercially exploit said premises by constructing the New Building(s) thereon in accordance with sanctions/permissions herein mentioned.
- 3.2. With effect from the date hereof, the Developer shall be entitled to enter upon as a licensee and to undertake the work of construction on the said premises and the Owners shall allow the right of such entry for the sole purpose of carrying out and completing the development and commercial exploitation of the said premises. However, the legal domain, possession and control of the said premises shall continue to vest with the Owners till the time of transfer of Units to Intending Purchaser(s) thereof. Unless mutually agreed at any time hereafter, insofar as the construction on the said premises is concerned, the Developer shall act as licensee of the Owners and shall be entitled to be in permissive possession of the said premises as and by way of a licensee of the Owners as understood under Section 52 of the Indian Easements Act, 1982, to carry out the construction of the New Building(s), save and except that the Developer shall not



ADDITIONAL REGISTRAR
OF ASSURANCES
20 DEC 2012

be entitled to create any possessory right over the said premises which could be construed as transfer of the property within the meaning of any law. The Developer shall also not be entitled to use the said premises for any purposes other than the purpose of construction and sale of the constructed area in terms of this Agreement.

- 3.3. The Developer undertakes to develop and shall commence, execute and complete the development of the said premises in compliance with the terms, covenants and conditions herein contained set forth in this Agreement.
- 3.4. Unless prevented by reasons for which performance is excused as contained in this Agreement such as Force Majeure and none else, the Developer will be obliged to complete construction of the New Building(s) on the said premises and obtain Completion Certificate from the appropriate authority within 36 (thirty six) months of the date of this Agreement, which may be extended by a grace period of 6 (six) months without any penalty (Completion Date).
- 3.5. Any claim for Force Majeure shall only be entertained provided the Developer shall have intimated the Owners within 7 days of rise of such event of Force Majeure in this regard in compliance with the terms and conditions contained in clause 19 hereinafter.

4. SECURITY DEPOSIT

- 4.1 The Developer has simultaneously with the execution of the agreement paid to the Owners a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only), (hereinafter referred to as the "Deposit Amount") as interest free security



ADDITIONAL REGISTRAR
OF ASSURANCE - ALLEGATA
20 DEC 1911

deposit to the Owners (the receipt whereof the Owners do hereby as also by the receipt and memo hereunder written admit and acknowledge). Upon completion of the Project and getting the Completion Certificate/Occupancy Certificate from the appropriate authority, within the time fixed for the same, the Owners shall return the security deposit, free of interest, after adjusting any sums that may be due to the Owners from the Developer including on account of damages for delay or otherwise or may, at its option, choose to adjust against the Owners' Revenue Share.

- 4.2. In addition to the aforesaid Deposit Amount, the Developer has simultaneously with the execution of the agreement paid to the Owners a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only), (hereinafter referred to as the "Non-refundable Deposit Amount"), as non-refundable deposit to the Owners (the receipt whereof the Owners do hereby as also by the receipt and memo hereunder written admit and acknowledge).

5. TITLE DEEDS OF SAID PREMISES

- 5.1. Simultaneously with the execution of this Agreement, the Owners have handed over the originals of the Title Deeds to be kept in custody of Mr. Debanjan Mandal, Partner, Fox & Mandal, Advocates & Solicitors, having its office at 12, Old Post Office Street, Kolkata - 700 001, for the purpose of giving inspection to intending Purchaser/s or their lenders.

6. BUILDING PERMIT, LICENSES AND PERMISSIONS



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2011

- 6.1. **The Developer shall submit for sanction the building plan within 3 (three) months of the signing of this Development Agreement and shall at its cost be responsible for obtaining sanction thereof, after approval of the Owners. The Developer shall cause to obtain sanction of the building plan within 6 (six) months from the date of this Agreement. It is made clear that the Developer shall cause to obtain sanction of the building plan to construct/ develop the Project by utilizing the entire FAR/ FSI as available for development on the Land.**
- 6.2. **Any revisions to the sanction plan, from the appropriate authorities shall be prepared and submitted by the Developer and all costs expenses including Architect's fees and other charges and expenses required to be paid or deposited in connection with such revisions shall be borne by the Developer.**
- 6.3. **The Owners hereby authorize and empower the Developer to apply for and obtain temporary and/or permanent connections for water, electricity, drainage, sewerage, power and other inputs utilities and facilities from all State and Central Government authorities and statutory or other body or bodies required for construction use and enjoyment of the New Building(s) at the cost of the Developer and for that purpose or otherwise to close down and have disconnected all existing connections.**
- 6.4. **The Developer shall have all necessary authorities and powers for undertaking and carrying-out works for and incidental to the construction and completion of the New Building(s) and obtaining inputs, utilities and facilities therein and the**



ADDITIONAL
OF ASSIGNMENT
20 DEC 2014

Owners agree to execute such papers and documents and do such other acts deeds and things as be reasonably required by the Developer therefor.

- 6.5. The Developer shall be solely responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed New Building(s) and shall be liable for all risk cost and consequences thereof.
- 6.6. The owner or its agent shall have the right to enter into the said premises and inspect the quality of the construction and/or materials and ascertain compliance of this Agreement.

7. DEVELOPMENT AND CONSTRUCTION

- 7.1. Once sanction is obtained, the Developer will commence construction expeditiously and not later than 3 (three) months from the date of the sanctioned plan and construct, erect and complete at its own cost, the proposed buildings on the said premises in accordance with the plan to be sanctioned by the appropriate / concerned authorities, as may be modified from time to time, and/or other appropriate authorities concerned.
- 7.2. The Developer shall construct the New Building(s) in good substantial and workman like manner and use good quality of materials. The general specifications and/or materials to be used for construction erection and completion of the New Building(s) are more fully and particularly described in the **FOURTH SCHEDULE** hereunder written.
- 7.3. All constructions as may be made at the said premises shall be at the sole risk and responsibility of the Developer and all building materials, plants and



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

20 DEC 2012

machineries, which may be brought or kept at the said premises, shall remain at the sole risk and responsibility of the Developer. The Developer shall indemnify the Owners against all liabilities losses claims or proceedings whatsoever arising under common law or under any statute in respect of injury or the death of any person or violation of any law, rule, bye-law and/or regulation or arising out of or in course of or caused by the execution of the work envisaged hereunder.

7.4. The Developer from the date of taking permissive possession of the said premises thus hereby agrees to keep the Owners saved harmless and indemnified against all actions, losses, damages, accidents, mishaps, liabilities, fines, penalties, compensations, costs, charges and expenses, for any such acts, omissions, non-compliances, lapses or violations of any law, bye-law, rules and regulations concerning the development of the said premises and any accident or mishap arising out of faulty design, construction or workmanship and arising as a result of the acts and omissions of the Developer and that in carrying out all of the obligations of the Developer as aforesaid, the Owners will, without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render active cooperation and assistance in getting and keeping valid all such consents and the Owners agree not to do or cause to be done any act or thing which will render invalid or make liable to be rendered invalid any such consents.

7.5. The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies and shall attend to answers and be



ADDITIONAL MEMBER
OF ASSEMBLY
20 DEC 2017

responsible for any deviation violation and/or breach of any of the said laws bye-laws rules and regulations. The Developer hereby agrees to keep the Owners saved harmless and indemnified against all punitive actions, losses, damages, fines, penalties, costs charges and expenses, (including, but not limited to, reasonable attorneys' fees and all court costs and other expenses of litigation, whether or not taxable under local law) resulting due to omission, non compliance, lapses or violations of any law, bye-law, rules and regulations concerning the development of the said premises and arising as a result of the acts and omissions of the Developer.

- 7.6. All persons employed by the Developer in connection with the development shall be the Developer's employees or independent contractors, and shall not be the employees or agents of the Owners. The Developer shall be solely responsible for the salaries of its employees and any employee benefits, including, without limitation, wages, insurance and worker's compensation benefits. The Developer shall fully comply with all applicable laws and regulations having to do with worker's compensation, hours of labour, wages, working conditions, and other employer -employee related subjects. The Developer hereby agrees to indemnify, defend and hold harmless the Owners for, from and against any cost, loss, damage or expense (including, but not limited to, reasonable attorneys' fees and all court costs and other expenses of litigation, whether or not taxable under local law) arising out of the Developer's policies, procedures, acts or omissions relating to employment matters.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2013

7.7. The Developer shall be entitled to construct the building/s in accordance with the sanctioned plan thereof without any hindrance or obstruction from the Owners or any person claiming through or under trust for it.

7.8. The Developer shall at its own cost be entitled to make any variation and/or modifications in the said plan and/or specifications and/or construction of the building(s) as may be permitted to be done from time to time by the appropriate / concerned authority or other appropriate authorities or under any statute or under the advice of any Architect without fasting any liability upon the Owners.

8. ENCUMBRANCES

8.1 The Developer shall be responsible for getting the said premises free from all encumbrances at its own risk, cost and consequences. The Owner shall have no responsibility in this regard. All terms and conditions for getting the said premises free from encumbrances and in a state of being able to be developed shall be to the Developer's account.

8.2 The Developer shall thus cause all such encumbrances to be cleared within 1 (one) month from the date of the Agreement. In the event the Developer fails to do so, the Owner may terminate this Agreement by giving notice in writing to the Developer, whereupon this Agreement shall terminate on the date specified for termination in the termination notice and all security deposits lying with the Owner forfeited being a genuine pre-estimate of damages. On such termination, provisions of clause 19 of this Agreement shall be applicable.

9. DEVELOPER'S OTHER RIGHTS



ADDITIONAL REGISTRAR
OF ASSOCIATED IN, KOLKATA
20 DEC 2012

- 9.1 In the manner set out below, the Developer shall market and sell Unit(s)/space(s)/ area(s) to Intending Purchaser/s, as decided mutually by the Developer and the Owners from time to time.
- 9.2 It is agreed by the parties hereto that for sale of Units, they will mutually finalise the following :-
- a) standard form of provisional allotment letter, unit sale agreement and conveyance deed subject to clause 26.4 of this Agreement;
 - b) sale price of Units, parking spaces and other areas from time to time; and
 - c) schedule of payments to be collected from Intending Purchasers.

Any changes or revisions to the aforesaid shall also be on mutual consent

- 9.3 The Developer shall be entitled to accept bookings only after proper launch of the Project.
- 9.4 In order to ensure effective implementation of the Project, the Owners shall, at the request of the Developer, execute one or more General Powers of Attorney or Specific Powers of Attorney, as may be required without in any manner being liable for any acts to be done by the Developer on the basis thereof and being fully indemnified in that respect.
- 9.5 The Developer shall be entitled to enter into agreements for sale with Intending Purchaser/s of Units and/or spaces in the Project. However, the Developer shall not be entitled to hand over possession of the spaces / flats to the Intending



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20 DEC 2014

Purchaser or execute a deed of transfer in the nature of Deed of Conveyance or Lease Deed or otherwise without obtaining written consent of the Owners in this regard.

- 9.6 The Developer shall have the exclusive right to construct the building(s) at the said premises at its cost in accordance with the sanctioned plan thereof as modified from time to time without any hindrance or obstruction from the Owners or any person claiming through or under trust for them. The type of construction, specification of materials to be used and the detailed design of the building shall be as described in the **FOURTH SCHEDULE** hereunder written.
- 9.7 The Developer shall not be entitled to create a mortgage or charge on the said premises or any part thereof in favour of any third party including any banks / financial institutions or to raise construction finance for carrying out the development of the said premises or in any manner for any reason whatsoever.
- 9.8 The Developer agrees to keep the Owners saved harmless and indemnified against all actions, losses, damages, liabilities, fines, penalties, compensation, costs, charges and expenses, arising out of breach of any terms of this Agreement or of law or arising out of development of the said premises or relating thereto and Mr. Vivek Poddar, a Director of the Developer, hereby gives a personal guarantee to the Owners to indemnify the Owners for any losses it may suffer or be put to or claimed or demanded on account of breach of any terms and



REC'D
20 DEC 1972

conditions of this Agreement or of law or arising out of development of the said premises or relating thereto.

- 9.9 It is agreed that Intending Purchaser/s shall be entitled to mortgage and/or create charge over or in respect of respective Units intended to be purchased for obtaining loans for purchase of the same.

10. RIGHT OF FURTHER CONSTRUCTION

- 10.1 The right of the Owners and Developer in the roof of the New Building(s) and the right to raise further constructions on the said premises that may be allowed by appropriate authorities at any time in future shall be shared between the Owners and Developer in the ratio 36:64.
- 10.2 For the purpose of further construction, the Developer shall remove, shift and substitute and to re-install the same at the new terrace being constructed, the water tank, lift machineries, lift room, television antenna from the roof, terrace and parapet wall.
- 10.3 The Developer shall always and from time to time, when required by reason of further construction or constructions subject to approval of the concerned /appropriate or other authorities, be entitled to connect the electricity, water, sanitary, drainage, fittings and lift to the additional structures and storeys with the connections and/or sources that may be existing in the constructed buildings of the residential complex and/or portions and the additional structures shall be entitled to all benefits, advantages, easements and facilities as the other parts of the said buildings for the time being shall have. All costs, expenses and fees for



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OF ASSURANCES
20 DEC 2011

obtaining approval of sanction from the concerned /appropriate or other authorities shall be borne by the Developer.

- 10.4 Revenue to be generated from sale of such further constructions or structures shall be shared by the Developer and the Owners in the ratio of 64:36.

11. PROCEDURE OF SALE AND ALLOCATION

- 11.1 The Owners and Developer shall mutually decide the common selling strategy and price for the sale of all the Units/Spaces including common parts, areas, car/scooter parking spaces, terrace and roof whatsoever of the Project to the Intending Purchasers. In case of disagreement between the parties, then the constructed area shall be allotted to the Developer and Owners in the ratio of 64:36 and the parties shall have the right to sell their respective allocations on such terms and conditions as they deem fit and proper.
- 11.2 The Owners shall not be required to incur costs and expenses on account of marketing and advertisement including advertisement in newspaper / television / print media / website or through banners etc. including brokerage fees.
- 11.3 The Developer shall open and establish with a bank duly approved by the Owners, acting through Adhunik Realcon Pvt. Ltd., a Revenue Collection Account. All incomes or collections or deposits on account of the Project (including items which are excluded from the meaning of the term Gross Revenue) shall always be accounted for and deposited by the Developer in Revenue Collection Account/ Escrow Account and distributed under irrevocable standing instruction of the Developer in the Agreed Ratio between the Developer and the



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Owners respectively. It is made clear that distribution of the Gross Revenue in the nominated Bank Account of the Owners as provided in clause 11.4(ii) below, shall be considered as payment to all the Owners in terms of this Agreement.

11.4 Subject to any Applicable Law, the priority of payment from the Revenue Collection Account shall be as follows :

- (i) Sums collected on account of G.S.T or any other taxes, charges, duties, levies or cess shall first be paid and/or transferred to the respective authorities and upon such payments being made, a copy of the statement of such payments being made shall be sent to the Owners for their records. A separate account for collection of G.S.T. shall be maintained in the same bank in the name of Developer, for making necessary disbursements;
- (ii) Subject to clause 11.4 (i) as mentioned above, 36% of the balance amount gross of TDS shall be transferred by the Bank under irrevocable standing instructions of the Developer to the nominated Bank Account of the Owners being Account No. 10491131001641 maintained with Oriental Bank of Commerce, Chowringhee Branch or any other account, as may be intimated by the Owners;
- (iii) the balance shall be transferred to the nominated Bank Account of the Developer being Account No. 0400651000002196 maintained with IDBI Bank, Salt Lake City Branch or any other account, as may be intimated by the Developer.

To illustrate, If,



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OF ASSURANCES, KOLKATA
20 DEC 2011

Total income or collection or deposit on account of the Project (including items which are excluded from the meaning of the term Gross Revenue) in a month is Rs. 100/- (gross);

Rs. 4 is collected on account of goods and service tax or any other taxes, charges, duties, levies or cess and Rs. 1/- has been deducted as tax by the allottees and deposited before the income tax authorities in favour of the Developer;

Thus a sum of Rs. 103/- is deposited with the Revenue Collection Account. Rs. 4 will be transferred or paid to the respective authorities. Thereafter, a sum of Rs. 36/- will be transferred to the nominated Bank Account of the Owners and a sum of Rs. 63 will be transferred to the nominated bank Account of the Developer, since the allottees have already deducted Rs. 1/- as tax and deposited before the income tax authorities in favour of the Developer.

Such payments shall be paid / transferred from the Revenue Collection Account to the respective payees within 7 (seven) days of the end of every month. The Owners and the Developer shall provide details of their respective nominated accounts with an Intimation to the other side.

- 11.5 Moneys due to Intending Purchaser/s arising out of cancellation of booking(s), as per the booking and / or agreement of sale terms and conditions, to such Intending Purchasers shall be paid by the Owners and the Developer in the same ratio as they have received the amounts paid by the Intending Purchasers. The Developer shall accordingly send to the Owners on a monthly basis, statement of such cancellations in the preceding month alongwith such Intending



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20 DEC 1971

Purchaser/s and money payable to such Intending Purchaser/s upon cancellation, for the Owners making payment of its share of amounts to be payable, to the Developer, which will be repaid to the Intending Purchaser/s by the Developer, simultaneously with the Developer also making payment of its share of such amount. It shall be the responsibility of the Developer to obtain from the Intending Purchasers receipts in favour of the Owners and good and effectual discharges signed by such Intending Purchasers of both the Developer and the Owners as well as in respect of the Units which were proposed to be purchased by the Intending Purchasers, all of which the Developer shall by the 15th day of the following month send to the Owners.

- 11.6 With respect to exclusion from Gross Revenue on account of item Nos. (b) and (c) of Clause 1(viii) above, the Developer shall within 30(Thirty) days of the end of every month send a monthly statement of the same to the Owners with all particulars and supporting documents. The Owners shall make reimbursement of the amount claimed in such statement (viz. Items of deduction from Gross Revenue which have been paid by the bank with which the Revenue Collection Account is being maintained, to the Owners) within 30(thirty) days from the date of receipt of the same after verifying the claims. If any clarification or any document is sought for by the Owners, then the time taken by the Developer to provide such clarification or document and satisfy the queries raised by the Owners shall be deducted for calculating the period of payment to be made by the Owners in favour of the Developer. The Developer shall also prepare and



2 DEC 1951

send within 30 (Thirty) days of the end of every month a monthly statement showing input credit received by the Developer on account of the Goods & Services Tax (GST) in respect of the Project and the share of the Owners in such input credit. Together with such statement, the Developer shall also pay the Owners its share in the input credit received on account of the Goods & Services Tax (GST) in respect of the Project.

- 11.7 The Developer during the subsistence of this Agreement, maintain books of accounts in accordance with standard accounting practices and statutory requirements recording all receipts from all sources derived or on account of the Project, income, expenditure, payments and assets and liabilities, in accordance with this Agreement and the Applicable Laws and shall allow the Owners inspection of the relevant books of accounts pertaining to the reimbursements made by the Owner, cancellation of bookings and/ or payments of the statutory liabilities and/ or brokerage fees by the Owners and allow the Owners to take copies thereof, if required.
- 11.8 The Developer shall establish and maintain a monthly reporting system to provide storage and ready retrieval of data related to the construction of the Project, including all such information which is necessary to verify the amount of revenue and to confirm that the Developer is in compliance with its obligations under this Agreement.
- 11.9 After final completion and sale of all areas of the building or buildings and any space or constructed area on the said premises, the parties shall within 3 (three)



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 1967

months from receiving the Completion Certificate/Occupancy Certificate will carry out final reconciliation of accounts of the said Revenue Collection Account and pay or receive suitable adjustment amounts to or from each other.

- 11.10** The Developer shall ensure that the advertising and marketing is carried out in a manner that is consistent with and not in derogation of or conflict with any of the terms or provisions of this Agreement and the Applicable Laws. In order to enable the Developer to expeditiously complete development of the said premises in a smooth and orderly manner, the Owners agrees not to interfere in the development construction marketing sale or otherwise of the said premises and/or part or parts thereof, save and except as specified herein. Provided that, the Developer hereby specifically acknowledges and agrees that all advertisements and marketing of the Project shall be strictly in adherence with any Applicable Law and such advertisements and marketing shall not be misleading in any manner whatsoever, and the Developer agrees and acknowledges that it shall remain liable to keep the Owners, their directors, officers, employees, contractors, agents and advisers indemnified and harmless against any damages, loss, claims, litigations (including any claims made by any customer/Intending Purchaser of the Project) arising out of any breach of the terms of this Clause or any misleading advertisement or marketing attributable to the Developer or the marketing agent or the brokers appointed by the Developer.



REGISTRAR OF ASSURANCES
KUALA LUMPUR
20 DEC 2017

11.11 After Intending Purchaser/s are identified, the Developer for self and as the Constituted Attorney of the Owners shall enter into agreements (each agreement will be in triplicate, one of which shall be forwarded to the Owner) to sell units / constructed spaces / flats together with undivided proportionate share or interest of land in the said premises in proportion to the super built up area to be purchased by such Intending Purchaser and comprised in the building. All amounts payable under the said agreements for sale, except those specifically excluded under Clause 1(viii) of the agreement, shall be deposited by the Developer in the Revenue Collection Account.

11.12 The Owners doth hereby agree and covenant with the Developer as follows:

- (i) To allow the right of entry to the Developer for the sole purpose of carrying out and completing the development of the said premises within the period herein mentioned as and maybe extended as per mutual consent.**
- (ii) To render all assistance and cooperation to the Developer in construction of the proposed Buildings, if so required and found necessary.**
- (iii) Not to cause any interference or hindrance or obstruction in the construction of the proposed Buildings on the premises by the Developer and/or Its agents.**
- (iv) Not to do any act deed or thing whereby the Developer be prevented from selling transferring dealing with or disposing of the constructed spaces or any part thereof.**



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OF ASSHOPTING, BOLKATA
20 DEC 2017

- (v) Not to let out, grant lease, mortgage, charge or otherwise encumber or part with possession of the said premises or any part thereof.
- (vi) The Owners will give a registered Power of Attorney in favour of the nominee of the Developer for getting all approvals, to execute and register all Agreements for Sale and Deeds of Conveyance of all the respective Purchaser/s.
- (vii) So long as the Developer is not in breach of this Agreement, the Owners shall not modify or alter the said Powers without the prior written consent of the Developer.
- (viii) On and from the execution of this Agreement the Owners shall make over permissive possession of the project property to the Developer.

12. MAINTENANCE MANAGEMENT AND OUTGOINGS

- 12.1 The Developer shall frame all rules and regulations regarding the usage and rendition of common services and also the common restrictions which should be normally kept in the sale and transfer of residential and commercial units.
- 12.2 Common areas installations and facilities shall be managed by the maintenance organisation so expressed for such purpose for common use and enjoyment of the co-owners and such common areas installations and facilities shall be transferred to such maintenance organisation upon the same being formed.
- 12.3 For a period not exceeding 1 year from obtaining full completion certificate from the appropriate authority in respect of the whole Project, the Developer shall make arrangements through a facility management company or otherwise for



ADDITIONAL FEE
OF ASSIGNED
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management and administration of the maintenance of all common parts, amenities and facilities and other affairs of the Project and to receive and realise contributions from all end users and/or occupiers of different units in the Project which may be payable as common expenses or for maintenance, service charges, rates and taxes and also to disburse the same. If such organisation has not been formed within the said period of 1 (one) year, then the maintenance of the Project shall be handed over to the maintenance organisation as soon as it is formed.

- 12.4 The Purchaser/s of the Units in the Project shall become members of the maintenance organisation to be formed by the Developer as and when called upon by the Developer to do so and in this connection, to sign and execute all deeds documents and applications for the same. After formation of the maintenance organisation, the Developer shall have no responsibility for the Project or the Common Purposes and shall stand discharged from all risks and responsibilities towards the Project whereupon, the maintenance organisation shall be responsible for the Project, its maintenance, upkeep and all Common Purposes.
- 12.5 The Project insurance for all risks both during construction period and post completion shall be taken by the Developer at its cost upon incorporation of maintenance association to hand over all documents in this regard to such association.
13. **UNSOLD UNITS**



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2012

13.1 Subject always to the provisions of Applicable Laws:

13.1.1. If the Developer is unable to transfer or market the entire transferable spaces in the said premises on the date when Completion Certificate from the appropriate authority is received, then the parties shall mutually fix a date for completion or closing the transaction under this Agreement and the date so fixed by the Parties shall mean "the Closing Date".

13.1.2. On the Closing date the Parties shall mutually demarcate the Unsold Units/ transferable spaces of the Project comprised in the Land according to the sell price applicable on such date in accordance with this Agreement in accordance with their respective allocations. Such demarcation shall as far as practicable be equitable in relation to direction, floor, location of the Unsold Units / transferable area. The Developer shall then handover to the Owners its allocation duly completed in all respects in compliance of the obligations of the Developer. Any party holding any excess area on account of indivisibility of Unsold Units / transferable spaces, shall pay the other party a sum equivalent to the selling price of such excess area.

13.2 Upon such demarcation of the unsold units/ saleable spaces, the parties shall be entitled to deal with the same in any manner as the parties desire but subject to the adjustment of balance amount of the refundable security deposit to the Developer.



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OF ASSURANCES, KOLKATA
20 DEC 2017

14. FORCE MAJEURE

14.1 The obligations of the parties is subject only to the following force majeure conditions:

If at any time during the continuation of the contract, the performance in whole or in part of any obligation of either party under the contract shall be prevented or delayed by reason of any war, floods, earthquake, fire, air raid or any other act of God or restriction of any authority or Government or statutory body or Court Only if any of the aforesaid has the effect of making the continuation of the Development Work illegal, inspite of best and diligent efforts in good faith of the party and to the extent it so has, (hereinafter referred to as "Events"), neither party shall by reason of such event, provided that only to the extent it cannot or could not by exercise of due diligence and bonafide effort be mitigated, be entitled to terminate the contract nor shall either party have any claim for damages against the other in respect of such non-performance or delay in performance, and the performance under the contract shall be resumed as soon as practicable after such event has come to an end or ceased to exist. In such event, the affected Party shall give written notice of suspension as soon as reasonably possible but within 7 days when such situation arises failing which any claim on account of Force Majeure will stand excluded] to the other Party stating the obligations, the performance of which is or will be prevented, the date and extent of such suspension and the cause and likely duration thereof.

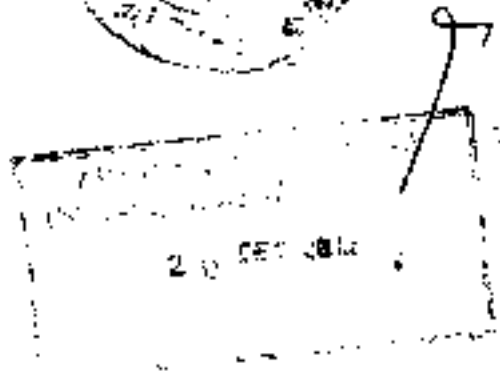


ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 2017

The affected Party shall take all reasonable steps to ameliorate or remedy the position and shall communicate the same to the other Parties. The affected Party shall resume full performance of its obligations after such Force Majeure event. Notwithstanding any other provision of this Clause, Force Majeure shall not apply to obligations of either Party to make payments to the other Party under the Contract.

15. DEVELOPER'S OBLIGATIONS

- 15.1 This Agreement is completely personal to the Developer and except as specifically provided for in this Agreement, in no event the Developer shall be entitled to transfer and/or assign its right title interest and/or the benefits of this Agreement to any other person and/or person without the consent of Owner, in writing prior had and obtained.
- 15.2 The Developer shall take full responsibility for the adequacy, stability and safety of all site operations, of all methods of construction and of all the works. The Developer shall make all arrangements for security, fire fighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the said premises at its own cost and as per the rules and regulations pertaining to the same.
- 15.3 The Developer shall comply with all labour legislations and shall not employ any minor for the purpose of construction work at the said premises.
- 15.4 The Developer shall cause construction of the Project at its own costs, risk and responsibility, by adhering to the said plan, construction contracts and all



Applicable Laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Municipal Authority, other planning authorities, third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to construction and shall indemnify fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Owners.

- 15.5 In the event, under the provisions of Real Estate Regulation Act (RERA) or any other Applicable Law (including Housing Industries Regulation Act), the Owners are required to insure their title in respect of the Land the Developer has agreed to pay the costs of obtaining such title insurance to the Owners.
- 15.6 The Developer shall be responsible for overall compliance with all provisions of Applicable Law in the development and construction of the Project and shall remain liable to keep the Owners, their directors, officers, employees, contractors, agents and advisers indemnified and harmless against any damages, loss, claims, litigations (including any claims made by any customer/Intending Purchaser of the Project) arising out of any breach of in this regard attributable to the Developer.
- 15.7 The Guarantor has agreed to join this Agreement to confirm the terms and conditions hereof and to be jointly and severally responsible with the Developer for due performance of the terms conditions and covenants on the part of the



20 DEC 2012

Developer to be paid observed and performed.

- 15.8 The Developer will be liable for any defect in construction for 5 years after handover of the Project to the Association.
- 15.9 The Developer will register the project as per the Applicable Law and bear the cost of the same.
- 15.10 The Developer will obtain occupancy certificates in terms of this Agreement and give copy to owner.

16. INDEMNITY

- 16.1 Each party ("Indemnifying Party") shall indemnify and agrees to defend and to keep the other indemnified including its heirs, successors, officers, directors, partners, agents and employees and save harmless against all costs, expenses (including attorneys' fees), charges, loss, damages, claims, demands or actions of whatsoever nature by reason of:
- (i) the non-performance and non-observance of any of the terms and conditions of the Agreement by the Indemnifying Party;
 - (ii) acts of willful negligence or intentional misconduct by the Indemnifying Party;
 - (iii) breach of the provisions of this Agreement by the Indemnifying Party;
 - (iv) any representation and warranty by the Indemnifying Party found to be misleading or untrue;
 - (v) failure by the Indemnifying Party to fulfil its obligations under any applicable law; and



ASSOCIATION
OF AGRICULTURAL CHEMISTS OF INDIA
20 DEC 2017

(vi) any obligation, loss or liability of the Indemnifying Party or any affiliate of the Indemnifying Party whether disclosed or not-disclosed.

17. EFFECTIVE DATE AND TERM

This Agreement shall take effect on the date of signing of this Agreement (Effective Date) and shall remain in force till Completion. Neither party shall, except as provided in clause 19 hereof, have the right to terminate the Agreement.

18. PURPOSE

18.1 This Agreement is to set forth the terms and conditions with respect to and pertaining to the grant of development rights by the Owners with respect to the said premises in favour of the Developer, the nature of the Project to be developed by the Developer and the rights and obligations of the parties towards the implementation of the Project.

18.2 The parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the provisions and purposes of this Agreement. The Owners shall provide all assistance to the Developer that may be required by the Developer from time to time for the purpose of carrying out the transactions contemplated hereby.

18.3 If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the parties respectively may have against the other under this Agreement or in law, the parties shall meet, explore and agree to any alternative solutions depending



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upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

19. DEFAULTS & CONSEQUENCES

19.1. If at any time hereafter it shall appear that any of the parties hereto have failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by it from the defaulting party without prejudice to its other rights hereunder.

19.2. In the event that:

19.2.1. The Developer does not commence development of the project area within 15 (fifteen) days of Effective Date;

19.2.2. The Developer does not cause sanction of the building plan in terms of this Agreement;

19.2.3. There is a default in causing Completion of the project as per the milestones or the specifications or within the Completion Date;

19.2.4. The Developer assigns or attempts to assign the obligations on its part to be paid performed and observed or any part thereof or any benefit or interest thereunder without the prior written consent of the Owners;



ADDITIONAL INFORMATION
OF ASSISTANT SECRETARY
20 DEC 2012

- 19.2.5. The Developer makes an arrangement with or an assignment in favour of its creditors or agrees to carry out its part of the obligations under a committee of inspection of creditors;
- 19.2.6. The Developer fails to pay within a stipulated time to the Owners, the amounts due and payable by it under this Agreement;
- 19.2.7. The Developer abandons or wholly or partially suspends the development of the Project for more than 90 days;
- 19.2.8. The Developer is not able to or does not or evinces an intention not to complete the Project within the time period hereinabove mentioned;
- 19.2.9. A receiver or interim resolution professional or resolution professional or administrator or administrative receiver is appointed in respect of the whole or substantial portion of the assets of the Developer;
- 19.2.10. The Developer is adjudged bankrupt or becomes insolvent, or makes an assignment of this Agreement without the consent of the Owners, or if any petition is filed against the Developer under any bankruptcy law, is not dismissed within 270 days of its filing;
- 19.2.11. The Developer is found to have made any material misrepresentations to any person in respect of the development of the Land, and which is not cured within a reasonable period of time upon intimation thereof by the Owners;



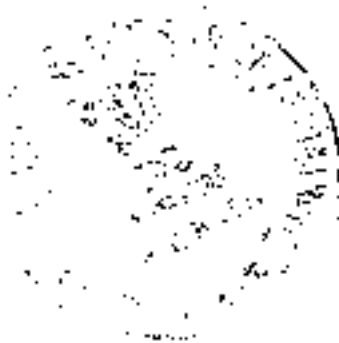
ADDITIONAL REGISTRAR
OF COMPANIES
26 DEC 2014

19.2.12. The Developer or any of its directors, men or agents is convicted of any crime or felony which adversely affects the Developer's reputation;

19.2.13. The Developer is otherwise in breach of this Agreement.

Then and in any of such events, without prejudice to the Owners' other rights, (1) the Developer shall pay to the Owners liquidated damages of Rs. 25/- per sq. ft. per month of the total sanctioned area, for each month of delay and (2) till such time the default is remedied by the Developer, the Developer shall not deal with the Developer's Share. Payment of the liquidated damages shall be secured by way of a first charge on the Developer's Share. If such default continues for a period of 2 (two) months from the date of commencement of default, without prejudice to the other rights and remedies of the Owners, the Owners shall be entitled to record rescission of the present contract and to treat the same as repudiated and to complete the construction by any other contractor of its choice.

19.3. The decision of the Owners to record repudiation of the contract by the Developer shall not prejudice any other right of the Owners under this Agreement or otherwise. If the Owners elect to record repudiation of the agreement or termination thereof, the Developer shall cause all its men and agent to leave the said premises and deliver any required equipments, materials, plant and temporary works or any of them, as appropriate, contractor's documents (which means calculations, drawings, manuals, models and other



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documents of a technical nature (if any) supplied by any contractor), and other desired documents made by or for any contractor to the Owners. The Developer also may cause all contractors to comply immediately with instructions included in relevant notice of the Owners (1) for the assignment of any sub-contract and (2) for the protection of life or property or for the safety of the Project.

- 19.4 After termination, the Owners may complete the Project and/or arrange for any other entity to do so. The Owners may then use any of the contractor's equipments, materials, plant and temporary works or contractor's documents and other desired documents made by or on behalf of any contractor and only after finishing such use, the Owners shall give notice to the Developer that the contractor's equipments and temporary work will be released to the contractor at or near the said Premises. The contractor shall thereupon promptly arrange their removal, at its risk and cost and the Developer shall cause it to do so. However, if by such time, the Developer has failed to make a payment due to the Owners, these items may be sold by the Owners in order to receive this payment. Any balance of the proceeds shall then be paid to the Developer.

20. ACQUISITION & REQUISITION

- 20.1 In case of acquisition or requisition of the said premises or any part thereof prior to the commencement of construction of the building, this Agreement will be terminated at the option of the Developer and the Owners shall refund all amounts deposited by the Developer till then with interest @ 8% and any other expenses borne by the Developer regarding this said premises.



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OF BIRTH AND DEATH RECORDS
20 DEC 1964

20.2. In the case of acquisition or requisition of the said premises or any part thereof after the commencement of construction of the building and prior to completion of construction of the building then, the Owners shall be entitled to receive all compensation on account of the land and the Developer shall be entitled to receive the compensation on account of the construction made on the said premises. Further the Owners shall refund all amounts paid / deposited by the Developer to the Owners with interest @ 8%.

21. DEVELOPER'S REPRESENTATIONS, WARRANTIES AND COVENANTS

21.1 The Developer represents and warrants to and covenants with the Owner:

- (i) That it has the necessary experience, capability, technical expertise and infrastructure to carry out the development of the said premises as envisaged herein in a manner that is expected of a developer of repute undertaking such like projects;
- (ii) That it shall complete the development of the said premises in accordance with the sanction plans as modified from time to time and other parameters in this regard and in compliance with all Applicable Laws (present & future, as may be made applicable);
- (iii) The Developer shall at all times perform the duties and undertake the responsibilities set forth in this Agreement in accordance with industry standards applicable to other residential and commercial developers of repute in India offering similar quality and services products and using reasonable, expeditious, economical and diligent efforts at all times in the



performance of its obligations;

- (iv) That it has and shall continue to comply with terms and conditions of all the consents and all other irrevocable licenses, permits, approvals obtained or may be obtained in the name of the Owners for the development of the said premises;
- (v) That the Developer shall make timely payments of all taxes, cesses, duties, levies and charges and all applicable statutory dues as per applicable law payable by the Developer for the development of the said premises as per the terms and conditions of this Agreement after signing of this Joint Venture Development Agreement.
- (vi) That the Developer has full power and authority to execute, deliver and perform its obligations under this Agreement;
- (vii) That the Developer shall indemnify the Owners and the Owners shall keep the Developer indemnified, from and against any and all actions charges liens claims it may suffer on account of violation of any terms and conditions of the financing documents.
- (viii) That the Developer will do the development in accordance with the sanctioned plan and observed all rules and regulations as applicable.
- (ix) That the Developer and the Guarantor to this Agreement shall not make any change in the shareholding of the Developer till the completion of the Project without obtaining prior written consent of the Owners.

22. OWNERS' REPRESENTATIONS, WARRANTIES AND COVENANTS



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22.1. The Owners represents and warrants to and covenants with the Developer :

- (i) That the Owners are the sole and absolute Owners of the said premises and are seized and possessed thereof and/or otherwise well sufficiently entitled to and have a marketable title to the said premises.
- (ii) That the Owners havenot done any act deed or thing which might affect its right to grant the Developer the exclusive right to develop the said Premises and sell the units constructed and that they have not entered into any Agreement, written or oral, with any person other than the Developer herein concerning the said premises.
- (iii) That the Owners shall execute all deeds, documents and instruments as may be necessary and/or required from time to time for carrying out the development and to execute the Agreements for Sale of the said premises in terms hereof for the purpose of obtaining all consents, to sign and execute all documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the residential complex comprising the Project.

23. NOTICE

23.1 All notices to be served hereunder by any of the parties on the other shall, without prejudice to any mode of service available to them be, deemed to have been served on the 7th working day of the date of dispatch of such notice by registered post at the address of the other party mentioned hereinabove or hereinafter notified in writing and irrespective of any change of address or



20 219 2012

return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

24. ARBITRATION

24.1 All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said premises or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred to the arbitration of a sole arbitrator, who should be an advocate, in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (hereinafter referred to as "the Arbitrator") and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force. The Arbitrators, will be appointed with mutual consent of both the parties and will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English.

25. JURISDICTION

The Hon'ble High Court at Calcutta in its Ordinary Original Civil Jurisdiction alone shall have exclusive jurisdiction to entertain try and determine all actions



ADDITIONAL REGISTRAR
OF AS
20 DEC 1944

and suits (including the arbitration proceedings) arising out of these presents between the parties hereto.

26. MISCELLANEOUS

- 26.1. Each of the parties shall co-operate with the other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as be required by the other party for giving full effect to the terms hereunder agreed.
- 26.2. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be or be construed as partnership between the Developer and the Owners nor shall be deemed to constitute an association of persons.
- 26.3. The Owners hereby further agree and covenant with the Developer not to let out, grant, lease, mortgage, charge or otherwise encumber the said premises or any part thereof as from the date hereof, except in accordance with this Agreement.
- 26.4. All agreements, Deeds of Conveyance and other document of transfer to be executed in respect of the Units in the Project pursuant to this Agreement, Power of Attorney and Deeds of Conveyance shall be in such form as be drawn by the Fox & Mandal, Advocates and Solicitors and the same shall be executed by both the parties hereto.
- 26.5. Nothing in these presents including the grant of permissive possession shall be construed as a demise or assignment or conveyance in law by the Owners to the Developer or creation of any right, title or interest in respect thereof in favour of



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ADDITIONAL REGISTRAR
OF COMPANIES
JAMMU & KASHMIR
20 DEC 2014

the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof. The parties have entered into this Agreement purely as a contract and nothing contained herein shall be or be construed as a partnership between the Owners and the Developer in any manner nor shall the Owners and the Developer be deemed to constitute an association of persons.

- 26.6. Each party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the Approvals of any Governmental Authority are required for any of the arrangements under this Agreement to be effected, each party will use all reasonable endeavors to obtain such Approvals.
- 26.7. During the term of this Agreement if any new Act, Rule, Regulation and Order come into force, which is applicable to the transaction and the Project envisaged herein, the parties will be bound to implement the same without delay and if such implementation renders any provision of this Agreement as invalid and unenforceable, the parties shall replace such invalid or unenforceable provision with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision, without affecting the Owners' Share.



RECEIVED
OF THE REGISTRAR
20 DEC 1941

- 26.8. The persons signing this Agreement on behalf of the respective parties represent and covenant that they have the authority to sign and execute this document on behalf of the parties for whom they are signing.
- 26.9. To the extent that there is any conflict between any of the provisions of this Agreement and any other Agreement by which the Owners or the said premises or any part thereof is bound, the provisions of this Agreement shall prevail to the extent permitted by the Applicable Law.
- 26.10. This Agreement constitutes and represents the entire Agreement between the parties with regard to the rights and obligations of each of the parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the parties on the subject matter hereof or in respect of matters dealt with herein.
- 26.11. The parties to this Agreement agree that, to the extent permitted by the Applicable Laws, the rights and obligations of the parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting party.
- 26.12. The stamp duty and registration charges in respect of this Agreement and the Power of Attorney shall be borne and paid by the Developer.
- 26.13. The Developer and the Owners and/or their respective nominee/nominees shall not at any time hereafter be entitled to claim partition by metes and bounds of any part of the land comprised in the Complex.



RECEIVED
20 DEC 2012

- 26.14. All municipal /panchayat and all other rates and taxes and other dues and outgoings in respect of said premises (including electricity, urban land tax, if payable) accruing due till the date of execution of these presents shall be for and to the account of the Owner; those accruing from the date hereof till the date of transfer of the Units shall be for and to the account of the Developer.
- 26.15. The Project shall always be known by the name "[•]" and the same shall not be changed by the parties or their respective transferees and such restriction shall be clearly mentioned in all transfer documents.
- 26.16. 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.
- 26.18. 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.
- 26.19. Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.



ADDITIONAL INFORMATION
OF ASSISTANT
20 DEC 1972

26.20. 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.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The name of the Owners)

1. **AARON INFRA-NIRMAN PVT. LTD.,** a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA7378K.
2. **AASHIYANA INFRA-PROPERTIES PVT. LTD.,** a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6900H
3. **AASHIYANA INFRA-ABASAN (P) LTD.,** a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6917C.
4. **ADHUNIK BUILD-DEV PVT. LTD.,** a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6801F.
5. **ADHUNIK BUILD-NIKETAN PVT. LTD.,** a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6737A.



ADDITIONAL RECEIPT
OF ASSIGNED DATA
20 DEC 2017

6. **ADHUNIK CONCLAVE PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6899F.
7. **ADHUNIK DEVCON PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6814C.
8. **ADHUNIK ENCLAVE PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6892Q.
9. **ADHUNIK INFRA-ABASAN PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6893R.
10. **ADHUNIK INFRA-HOME PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6813F.
11. **ADHUNIK LAND-DEVELOPERS PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6734D.
12. **ADHUNIK REAL PROPERTIES PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA6735C.



ADDITIONAL REGISTRAR OF ASSURANCES
20 DEC 2012

13. **ADHUNIK REALCON PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAJCA673BR.
14. **CHAKRADEV AWAS PVT. LTD.**, a Company within the meaning of the Companies Act, 2013, having its registered office at 7, Swallow Lane, Kolkata - 700 001 having PAN No: AAFCC3196D.
15. **CHAKRADEV INFRAVENTURE PVT. LTD.**, a Company within the meaning of the Companies Act, 2013, having its registered office at 7, Swallow Lane, Kolkata - 700 001 having PAN No: AAFCC3207R.
16. **ELITE INFRA NIRMAN PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AACCE7377F.
17. **FAIR MERCHANDISE PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AABCF1942N.
18. **GOLDSHINE REALTY PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAECG3647C.
19. **JANHIT DEVELOPERS PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AACCG6106D.



ADDITIONAL REQUISITE
OF ASSURANCE

20 DEC 1964

20. **LAMBODAR NIKETAN PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AACCL0743L.
21. **MIDWAY CONSTRUCTION PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAHCM3729L.
22. **NAMAN TOWERS PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AADCN7126N.
23. **NORTHSTAR PROJECTS PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AADCN7125R.
24. **PERFECT SHELTERS PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAGCP0527Q.
25. **RELIANT HIRISE PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAPCR3314L.
26. **SANSPA EXPO PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AADCS6679K.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 DEC 1961

27. **SKY LARK ENCLAVE PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAQCS2143H.
28. **SKY TOUCH HOMES PVT. LTD.**, a Company within the meaning of Companies Act, 2013 having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata - 700 020 having PAN No: AAQCS2152Q.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said premises)

ALL THAT the piece and parcel of land measuring 160.065 cottahs, more or less comprised in L. R. Dag Nos. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 206, 207, 208, 209, 205/778, , Mouza Talbanda, J. L. No. - 28, within the limits of Bilkaanda - 1, Gram Panchayat, Police Station New Barrackpore (formerly Ghola and before that Khardah), Sub-Registration District Sodepur, District North 24 Parganas and The aforesaid property are being delineated on the Plan hereto annexed and thereon bordered Red and butted and bounded as follows:

- ON THE NORTH :** By L.R. Dag Nos. 88, 774 and 777;
- ON THE SOUTH :** By Sodepur Road;
- ON THE EAST :** - By L.R. Dag No. 183 and 680; and
- ON THE WEST :** By L.R. Dag Nos. 81, 210 and 211.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



ADDITIONAL REGISTRAR
OF ASSURANCES
20 DEC 1961

THE THIRD SCHEDULE ABOVE REFERRED TO:**[Common Areas and Installations]**

- Foundation, Columns, Beams, Supporting Corridors, Lobbies;
- Entrance and Exits, Pathways, Driveways;
- Staircase, Landings;
- Boundary walls;
- Window and Grills in the Common Areas etc.;
- Lift and its installations, Lift Machine Room, Lift Well;
- Electrical Room, Electric Meter for common lighting;
- Water supply pipes, Water Filtration Plant and its installations;
- Pumps, its installations and the Pump Room;
- Garden or Landscape Area;
- Community Hall (1);
- Community Hall (2) with Kitchen facility;
- Gymnasium;
- Steam Room
- Swimming Pool With Outdoor Deck;
- Coffee Shop with Sit-Out;
- Covered Play Area (in Tower 6);
- Daily Utility Convenience Store;



ADDITIONAL REGISTRAR
OF ASSURANCES IN THE STATE
20 DEC 1967

- Fire fighting equipments and its Installations;
- Fire Pump and Pump Room;
- Generators and its Installations;
- Transformers and the space for its installations;
- Shafts, Ducts, Electrical wiring for the Common lighting, fittings and its accessories for the Common Area;
- Drainage, Sewage Pits, Pipeline and accessories;
- Security Guard Room/Caretaker Room, Toilets for the Security Guards/ Caretakers;
- Toddlers' Indoor Games Room;
- Games Room (TT Table, Pool, Handball etc.)
- Multi-Purpose Grass Court For Badminton and other games;
- Jogging Track;
- Amphitheatre Seating;
- Open air meditation area;
- Adda Zone;
- Children's Play Area;
- Natural Water body;
- Intercom System;
- CCTV for the Common Area;



ADDITIONAL POSTAGE
OF 10 CENTS REQUIRED
20 DEC 1957

THE FOURTH SCHEDULE ABOVE REFERRED TO:**(Specifications of Construction)****(Fittings and fixtures to be provided in the Unit)**

- BUILDING/ELEVATION** : Designed on a Earthquake resistance RCC Frame structure with brick wall construction with suitable foundation depending on soil conditions. Walls of AAC Blocks.
- EXTERIOR WALLS** : 10" Brick Wall finished with cement plaster putty and weather coat Paint finish (make ICI/Asian Paint).
- INTERIOR WALLS** : 5"/3" Brick walls finished with cement plaster putty.
- STAIRCASE & LOBBY** : Wide staircase, elegantly designed lobby and corridors with kota/granite stone/vitrified tiles. All common walls in lobby/staircase will be painted.
- FLOORING** : 2'X2' Vitrified tiles in Living Drawing Dining



Handwritten text in a rectangular box, likely a signature or official stamp, with some illegible characters.

areas and vitrified tiles in all bedrooms. Make Johnson/ Kajaria

BALCONY

: Vitrified tile (make Jonson/ Kajaria) flooring with M.S. Railing.

KITCHEN

: No door in the kitchen. Polished granite top platform with stainless steel sink, glazed tiles dado upto 2 feet height above the platform. Anti-skid tile flooring in the kitchen.

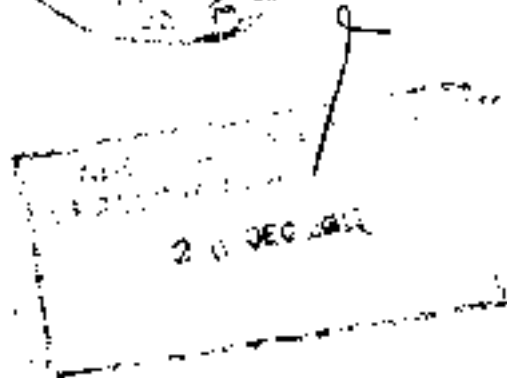
BATHROOM

: Anti skid tiles on the floor and glazed tiles on walls upto door height; Make Johnson/ Kajaria

Western style white sanitary fitting of reputed make Hindware/ Parryware. Hot and cold water points for shower area. CP Fittings of reputed make Jaguar or equivalent.

WINDOWS

: Sliding anodized Aluminium windows 1.5 mm with glass panes with MS Grill.



DOORS & FRAMES

: Main Door – Wooden door frames. Decorative laminated finish main entrance flush door with ISI marked lock & eye piece.

Internal Door – Internal flush door with primer coating on both sides.

ELECTRICALS

: a) Copper concealed wiring of Havells or anchor.

b) ISI marked Modular switches with MCB & DB.

c) AC Points : In all bedrooms, living-dining area.

d) Telephone and Broadband points in living-dining.

e) TV Cable point in master bedroom & living-dining.



20 DEC 1912

f) Geysers point in all bathrooms.

g) Exhaust fan outlet in kitchen and all toilets.

h) Calling Bell point at main door.

LIFTS

: Branded elevators of OTIS/KONE/Johnson or equivalent in each block.

FIRE SAFETY

: Modern fire fighting systems as per WBFES norms.

WATER SUPPLY

: Water supply through Filtration plant.

HARDWARE

: Good quality C.P. fittings of Jaguar or equivalent

INTERCOMM SYSTEM

: Intercom facility connecting security room only

SOLAR BACKUP

: Solar backup as per Govt. norms.



ADDITIONAL REGISTRAR
OF ASSURANCES
20 DEC 1957

LOCAL CABLE & BROADBAND : Central distribution box at ground floor with wiring upto flat DB box.

DG POWER BACKUP : 24 Hours power backup for common area & emergency power back up for flats (As per charges applicable, depending upon flat size).

RAINWATER HARVESTING : As per Govt. norms.

STE : As per Govt. norms.



ADDITIONAL REGISTRAR
OF ASSURANCES GUYANA
20 DEC 1987

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

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

1) Signature: Rupam Mukhopadhyay
Name: RUPAM MUKHOPADHYAY
Address: VILL: BHATEMDA, PO:RS
P.O. RAJARHAT, P.S. RAJARHAT.
Pin- 135

2) Signature: Pradeep Biswas
Name: Pradeep Biswas
Address: 10, 090 St. Kolkata.
P.O. GPO, P.S. Howrah Street

AARON INFRA-NIRMAN PVT. LTD.
AASHYANA INFRA-PROPERTIES PVT. LTD.
AASHYANA INFRA-ABASAN (P) LTD.
ADHUNIK BUILD-DEV PVT. LTD.
ADHUNIK BUILD-NIKETAN PVT. LTD.
ADHUNIK CONCLAVE PVT. LTD.
ADHUNIK DEVCON PVT. LTD.
ADHUNIK ENCLAVE PVT. LTD.
ADHUNIK INFRA-ABASAN PVT. LTD.
ADHUNIK INFRA-HOME PVT. LTD.
ADHUNIK LAND-DEVELOPERS PVT. LTD.
ADHUNIK REAL PROPERTIES PVT. LTD.
ADHUNIK REALCON PVT. LTD.
CHAKRADEV AWAS PVT. LTD.
CHAKRADEV INFRAVENTURE PVT. LTD.
ELITE INFRA NIRMAN PVT. LTD.
FAIR MERCHANDISE PVT. LTD.
GOLDSHINE REALTY PVT. LTD.
JANHIT DEVELOPERS PVT. LTD.
LAMBODAR NIKETAN PVT. LTD.
MIDWAY CONSTRUCTION PVT. LTD.
NAMAN TOWERS PVT. LTD.
NORTHSTAR PROJECTS PVT. LTD.
PERFECT SHELTERS PVT. LTD.
RELIANT HIRISE PVT. LTD.
SAMSPA EXPO PVT. LTD.
SKY LARK ENCLAVE PVT. LTD.
SKY TOUCH HOMES PVT. LTD.

Pradeep Biswas
Director/Authorised Signatory



ADDITIONAL REGISTRAR
OF ASSURANCES
20 DEC 1967

SIGNED AND DELIVERED by the
withInnamed DEVELOPER at Kolkata in
the presence of:

1) *Rupam Mukhopadhyay*

2) *Arundhanti Banerjee*

Magnolia Infrastructure Development Ltd
Director
C Vivek Dasgupta

SIGNED AND DELIVERED by the
withInnamed GUARANTOR at Kolkata in
the presence of:

1) *Rupam Mukhopadhyay*

2) *Arundhanti Banerjee*

C Vivek Dasgupta

Drafted by:

Sourav Bhagat

Advocate
Fox and Mandal
Solicitors and Advocates
12, O.P.O. Street, Kol-01
Enrollment No. WB/391/2005



20 DEC 1952

RECEIVED on the day month and year first above written of and from the within named Developer as per instructions the within mentioned sum of Rs. 2,00,00,000 /-, paid in terms of these presents as the Security Deposit as per Memo below.

Rs. 2,00,00,000 /-

(Rupees Two Crores only)

MEMO OF CONSIDERATION:

RECEIVED as follows :

- | | | |
|----|---|---------------------------|
| 1. | Paid by RTGS dated 27.11.2017 being Ref. No. IBKLR92017112700043282 for ... | Rs. 50,00,000 /- |
| 2. | Paid by cheque No. 008419 dated 20.12.2017 drawn on IDBI Bank, Salt Lake City Branch, for ... | Rs. 1,50,00,000 /- |
| | Total : | Rs. 2,00,00,000 /- |

WITNESSES:

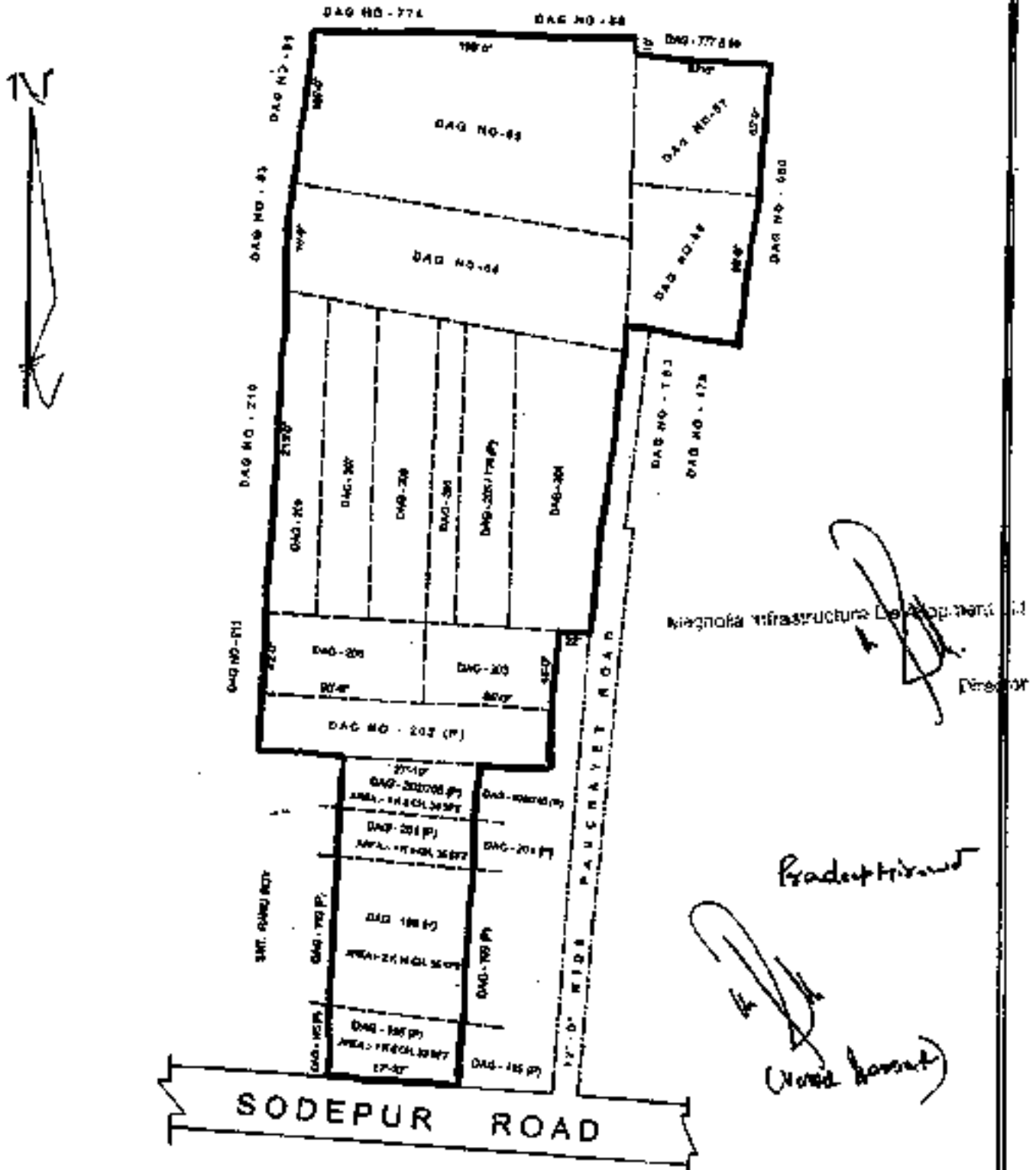
- 1) *Rupam Mukhopadhyay*
- 2) *Pranab Kumar Sen*

Pranab Kumar Sen



SEAL OF THE ADDL REGISTRAR OF ASSURANCES
GOVT OF KARNATAKA
20 DEC 1971























A SITE PLAN OF MOUZA - TALBANDA, J. L. NO. - 28, R. S. DAG NO - 84, 85, 86, 87, 193, 198, 201, 202, 202/705, 203, 204, 205, 206, 207, 208, 209, 205/778, UNDER BALKANDA - 1, GRAM PANCHAYET, P. S. - GHOLA, DIST. - NORTH 24 PARGANAS, AREA OF LAND :-





ADDITIONAL REGISTRAR
OF ASSURANCES, BOPAL
20 DEC 1967

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchasers/presentants						
	<i>Pradeep Kumar</i>	Left Hand					
		<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>	
		Right Hand					
		<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>	
	<i>Pradeep Kumar</i>	Left Hand					
		<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>	
		Right Hand					
		<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>	
		Left Hand					
		<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>	
		Right Hand					
		<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>	



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 DEC 2017



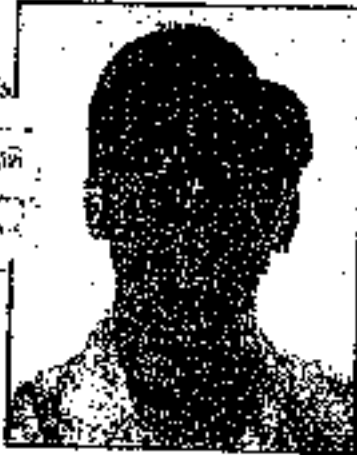
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GZG1407352

পরিচয় পত্র



Elector's Name Pradeep Hirawat

নির্বাচকের নাম প্রদীপ হিরাবত

Father's Name Madanlal Hirawat

পিতার নাম মদনলাল হিরাবত

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

Pradeep Hirawat

Address:

199/5 MAHATMA GANDHI ROAD (PR. NO. 195 TO 207A & 207B TO 203 B & 218 TO END), 42 Kolkata 700007

ঠিকানা:

**১৯৯ / ৫ মহাত্মা গান্ধী রোড (পি.নং. নং. ১৯৫ টি ২০১এ ব ২০৩ বী, ২১৮
ই এড) ৪২ কলকাতা ৭০০০০৭**



**Facsimile Signature
Electoral Registration Officer**

নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 144-Bara Bazar

বিধানসভা নির্বাচন কেন্দ্র : ১৪৪-বারাভাঙ্গা

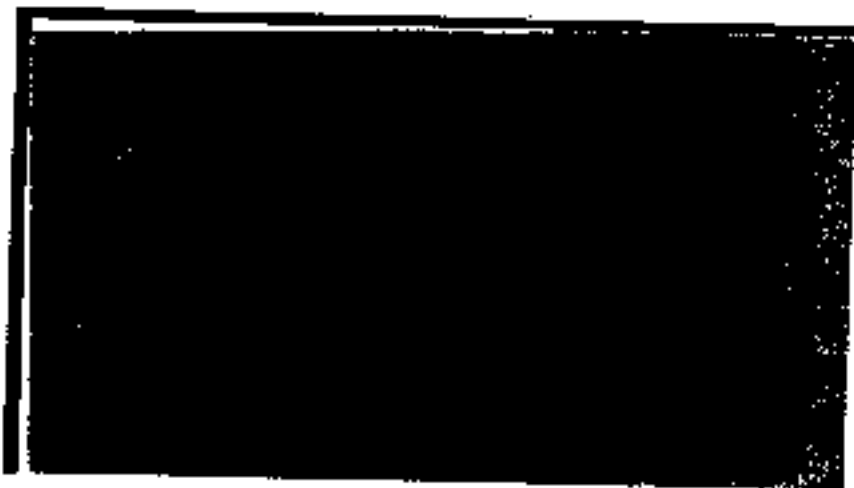
District: Kolkata

জেলা: কলকাতা

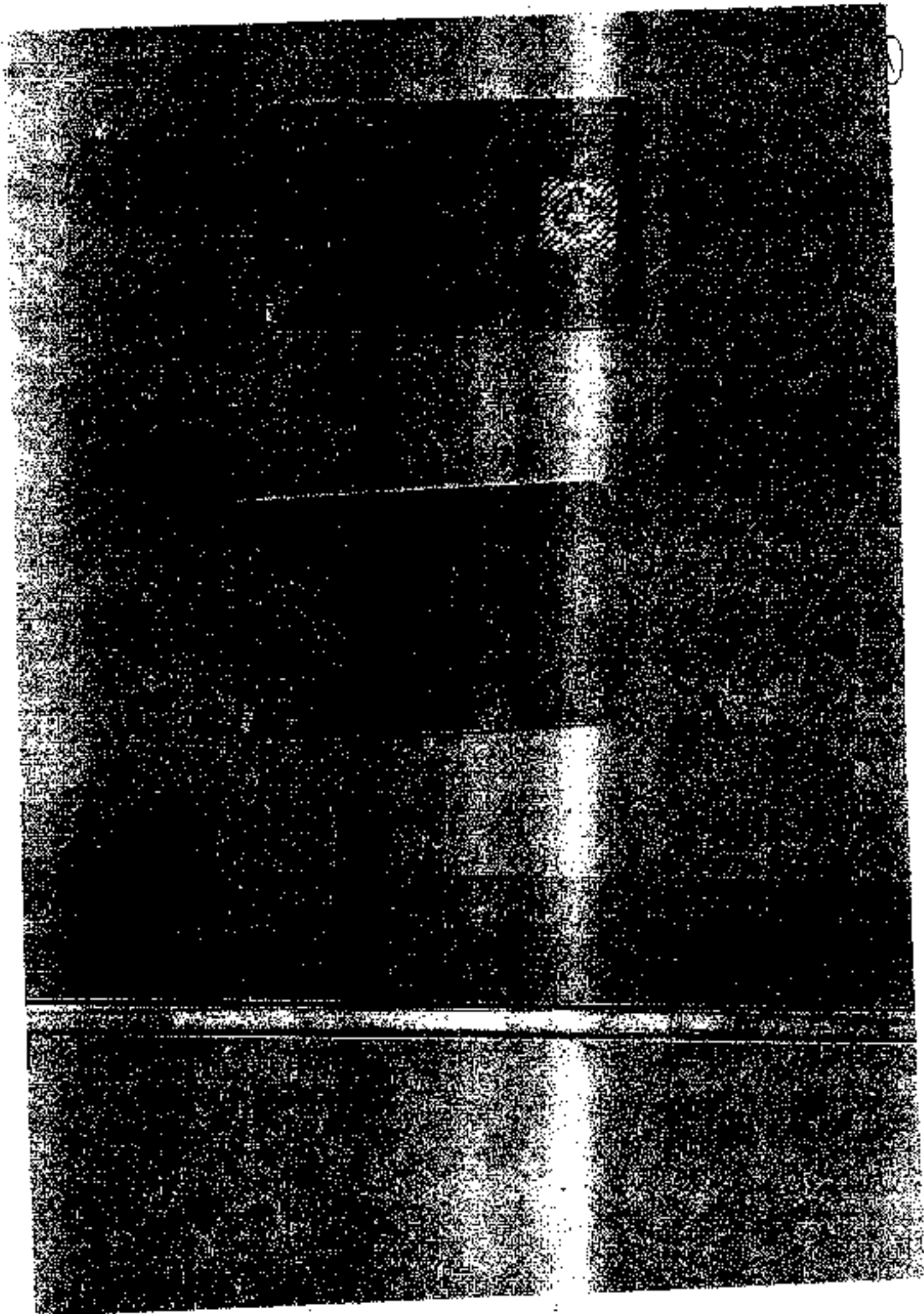
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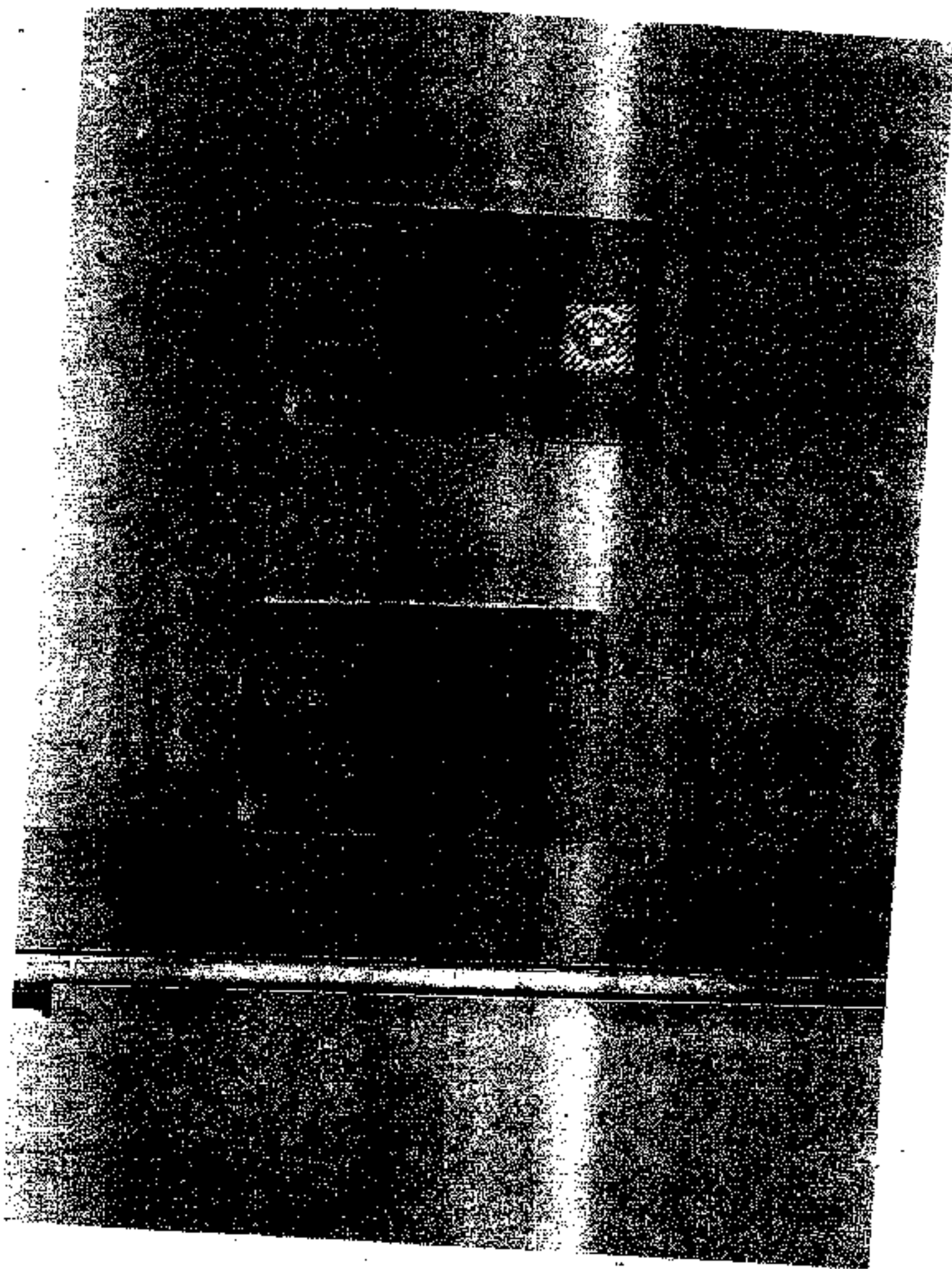
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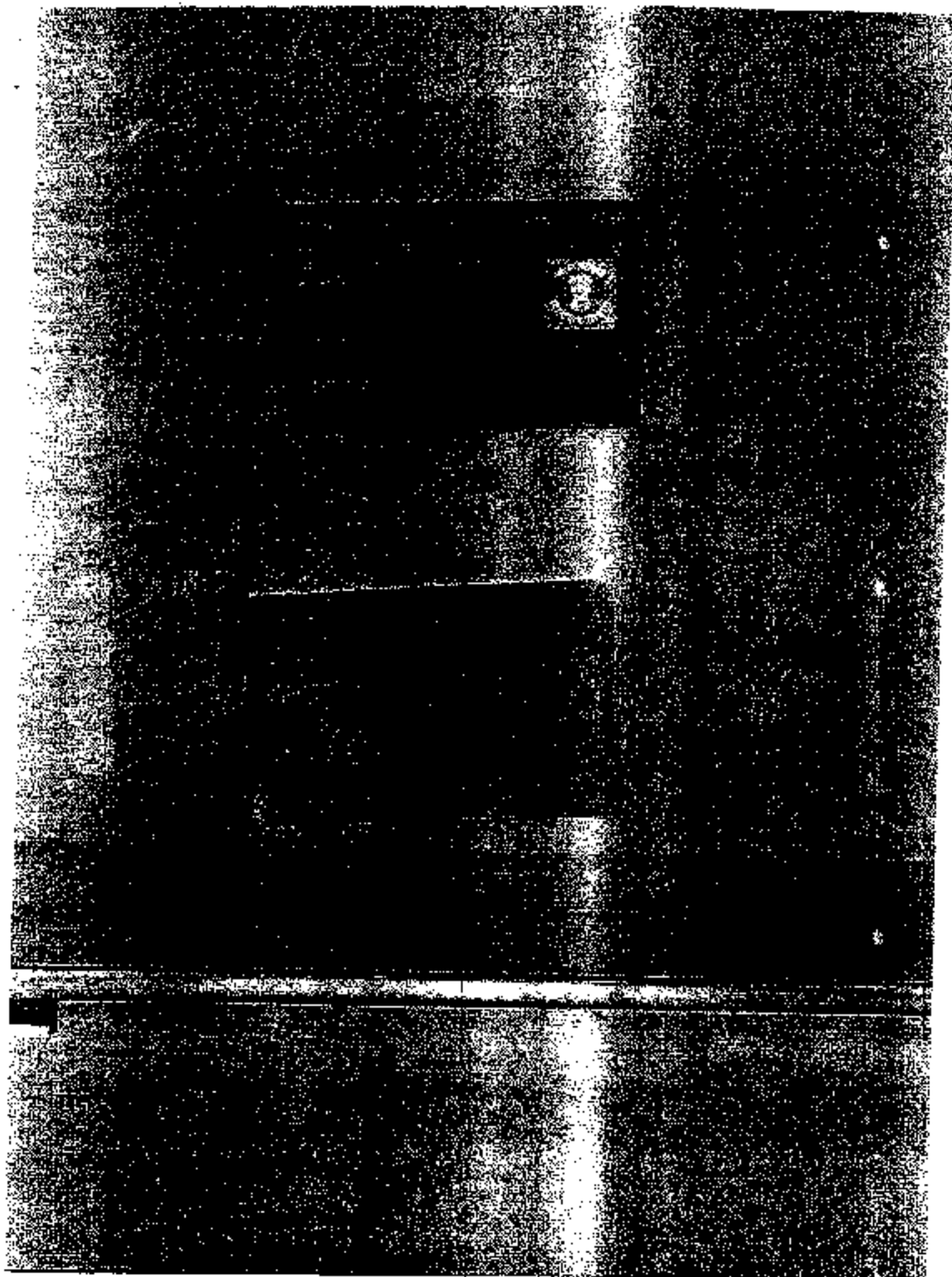
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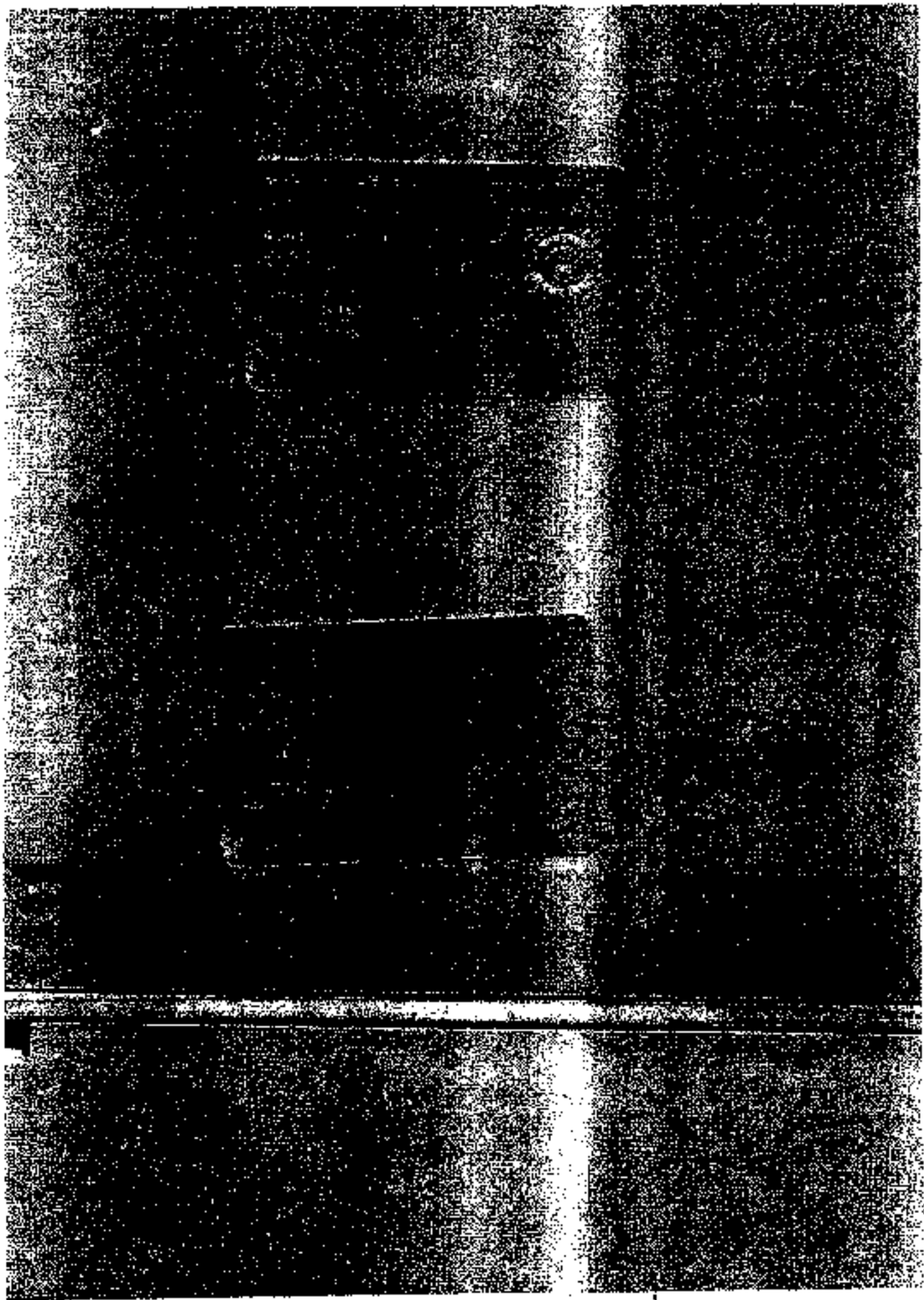


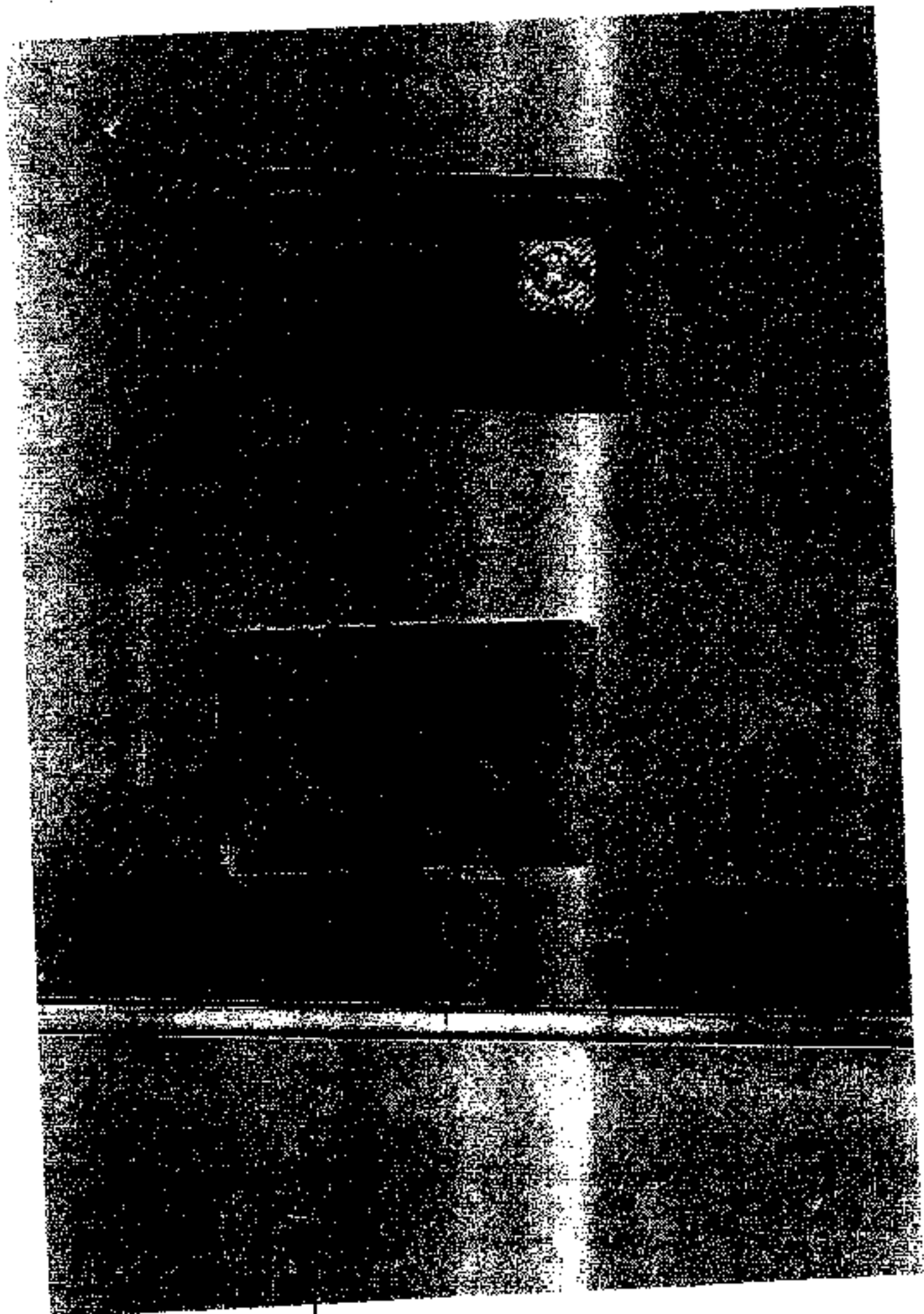
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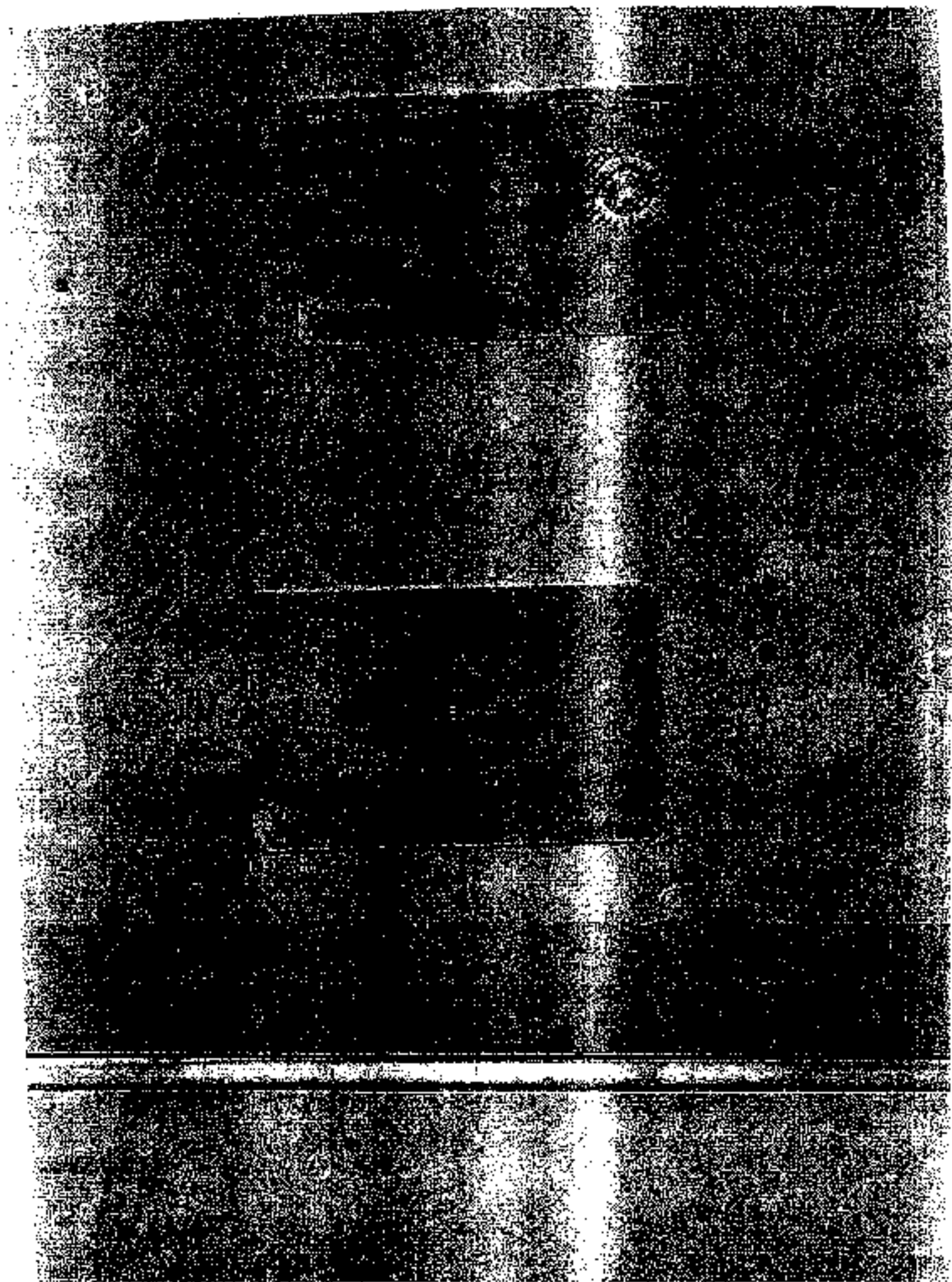


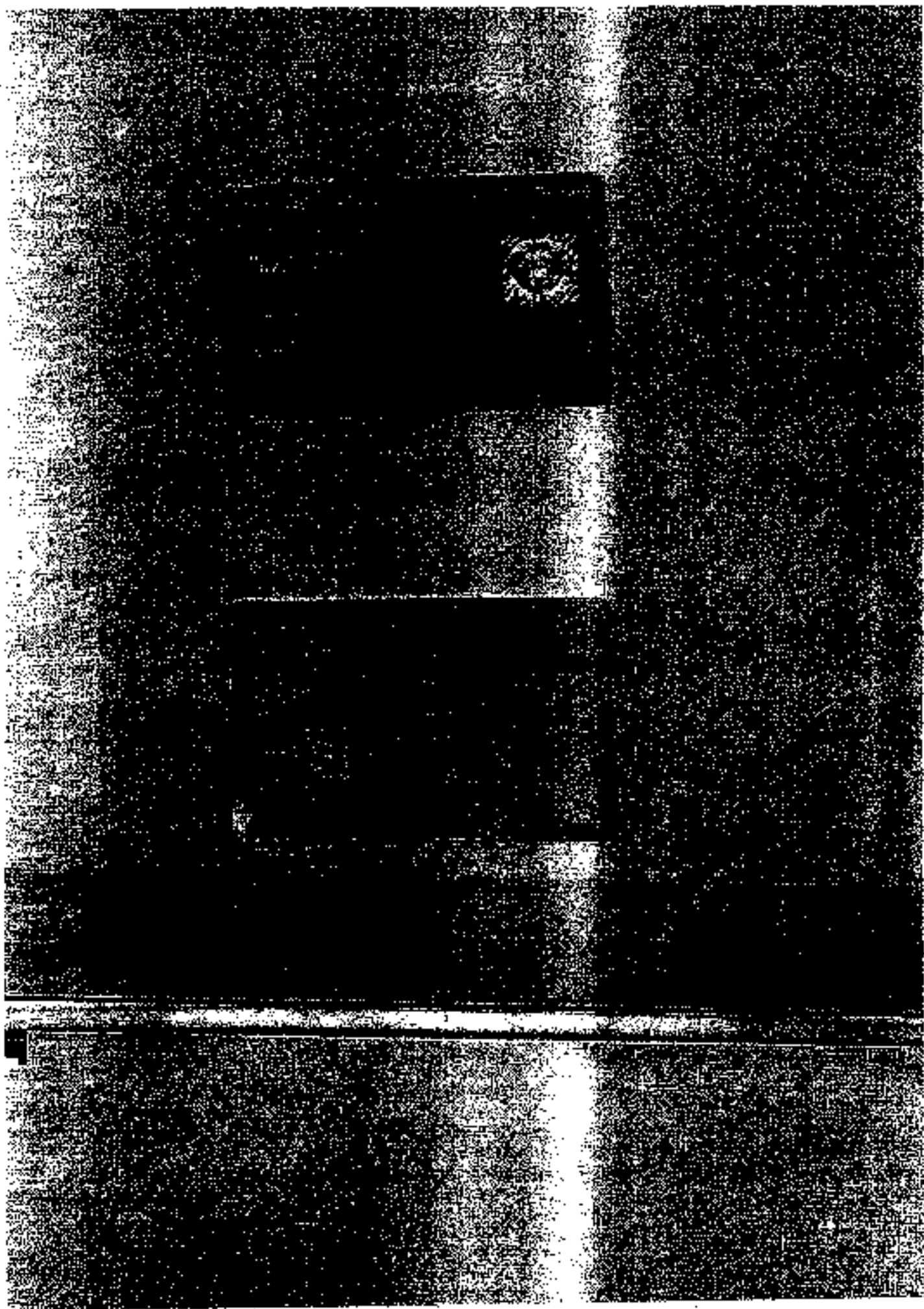


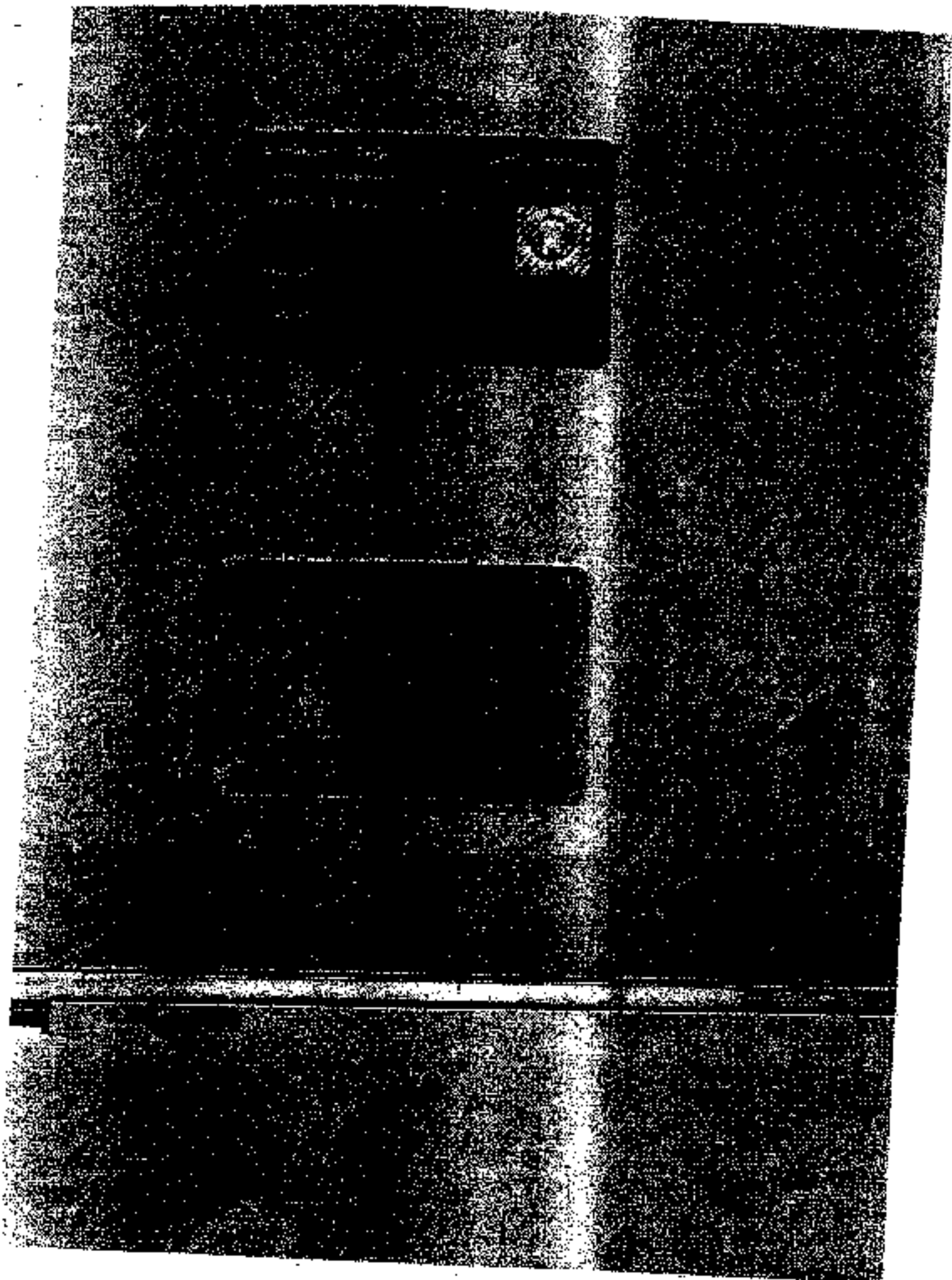


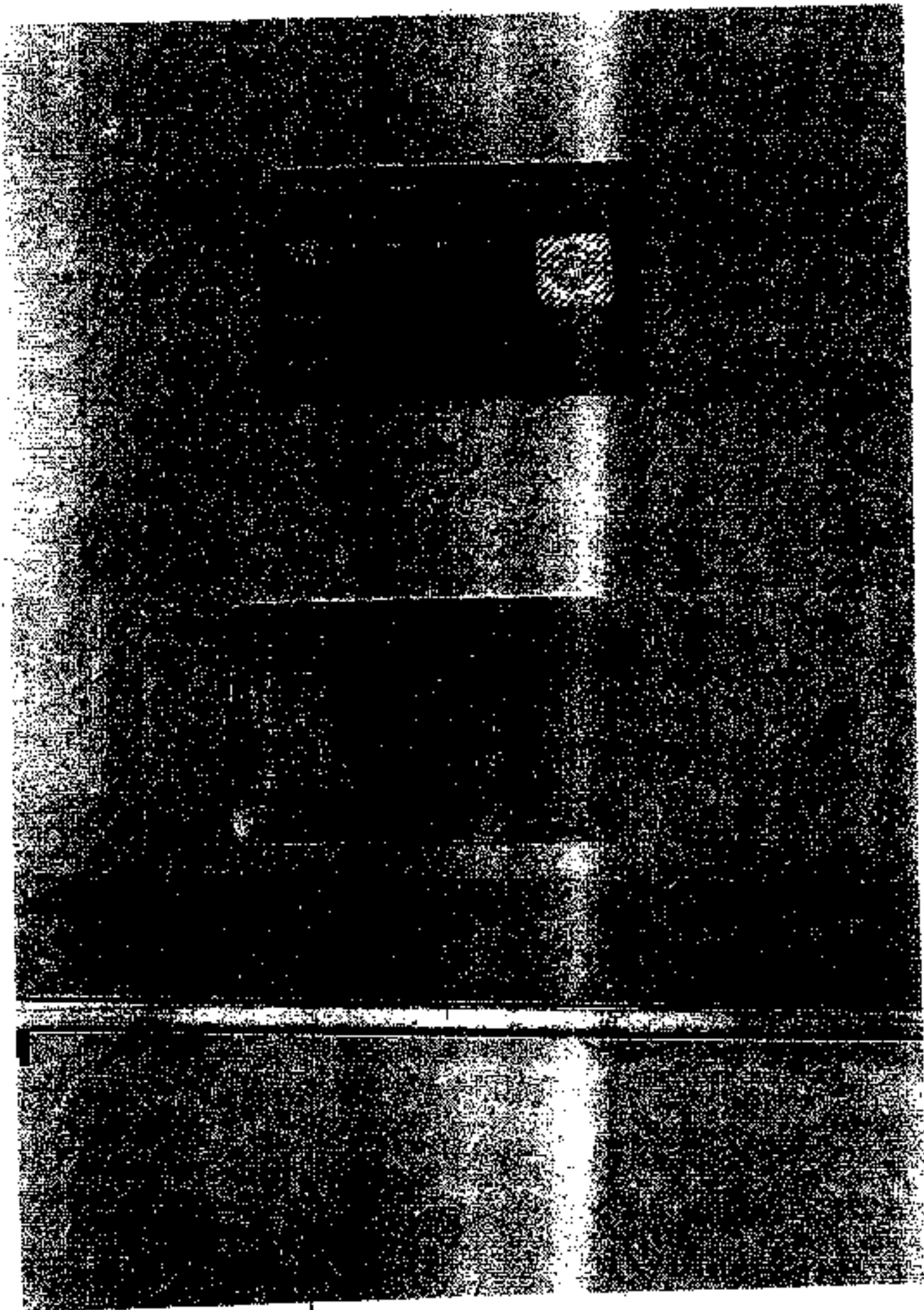


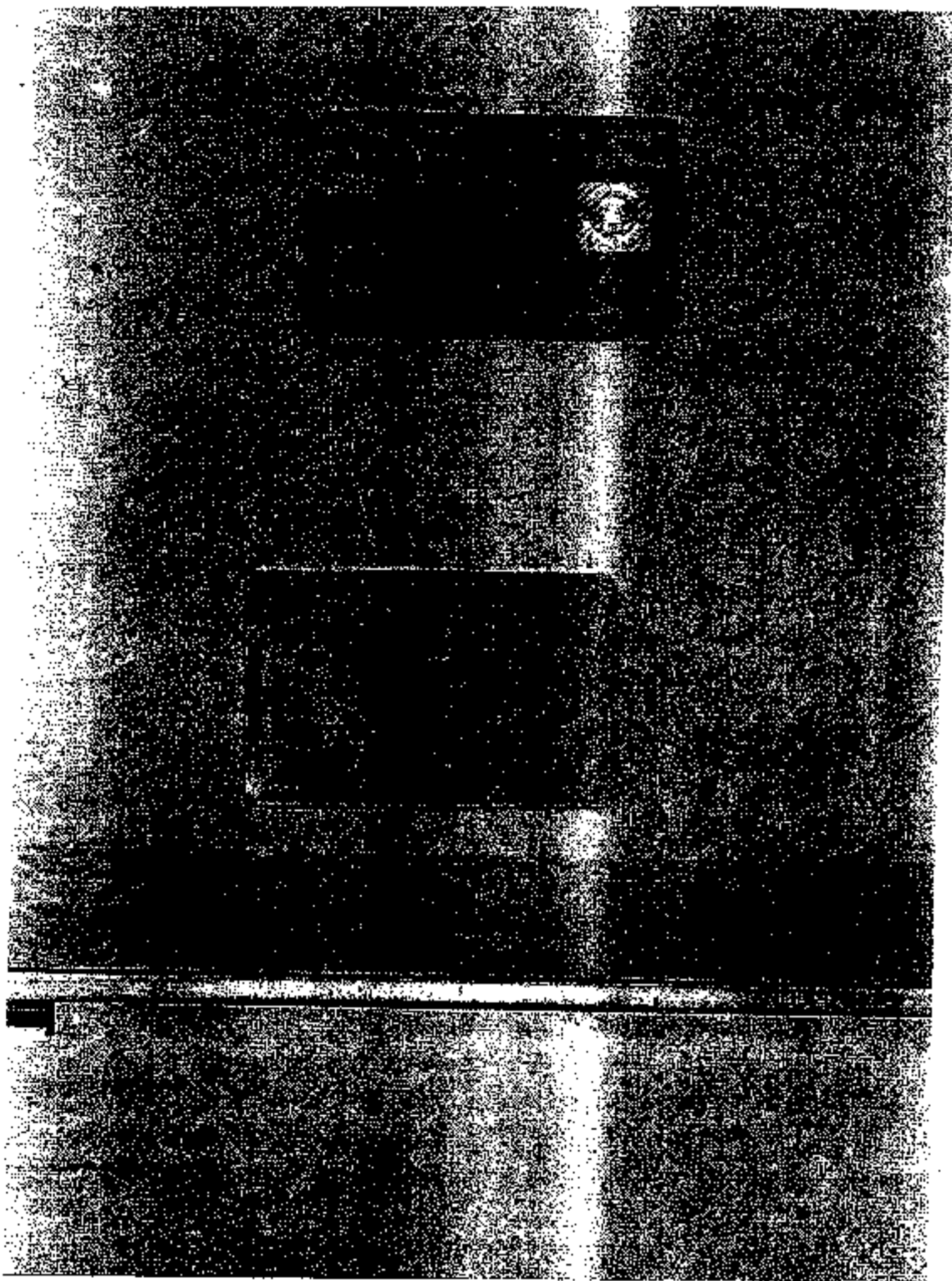


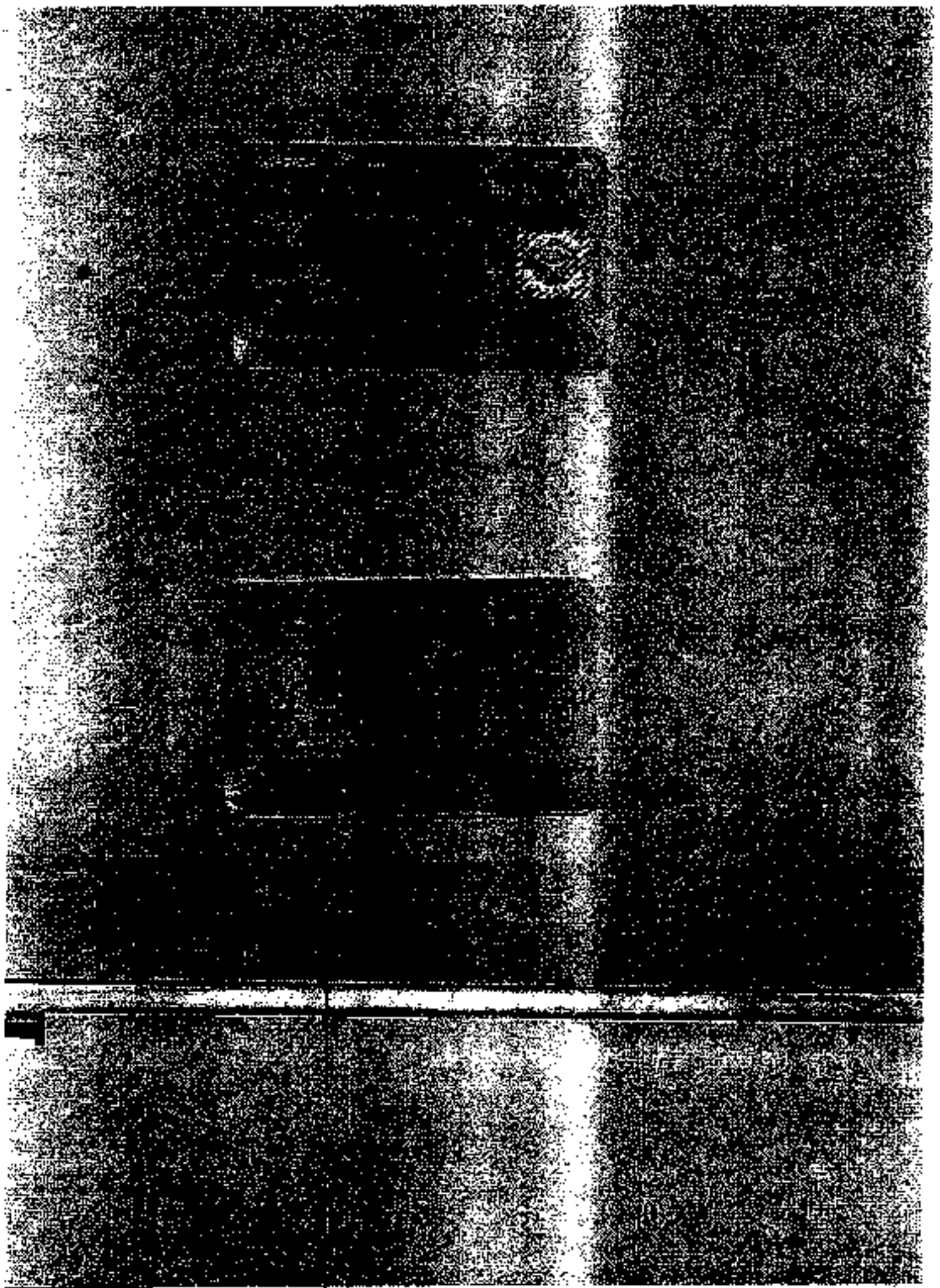


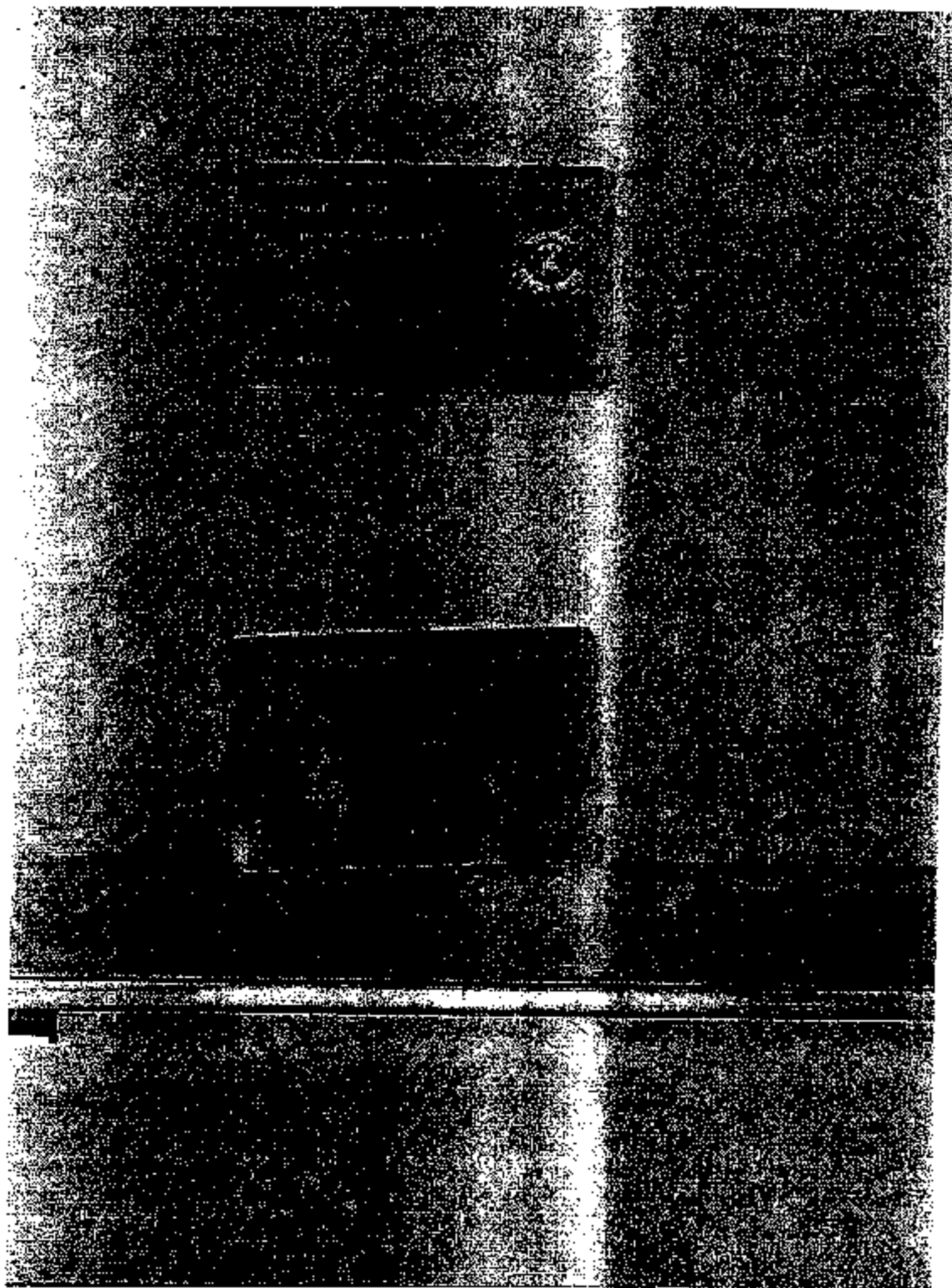


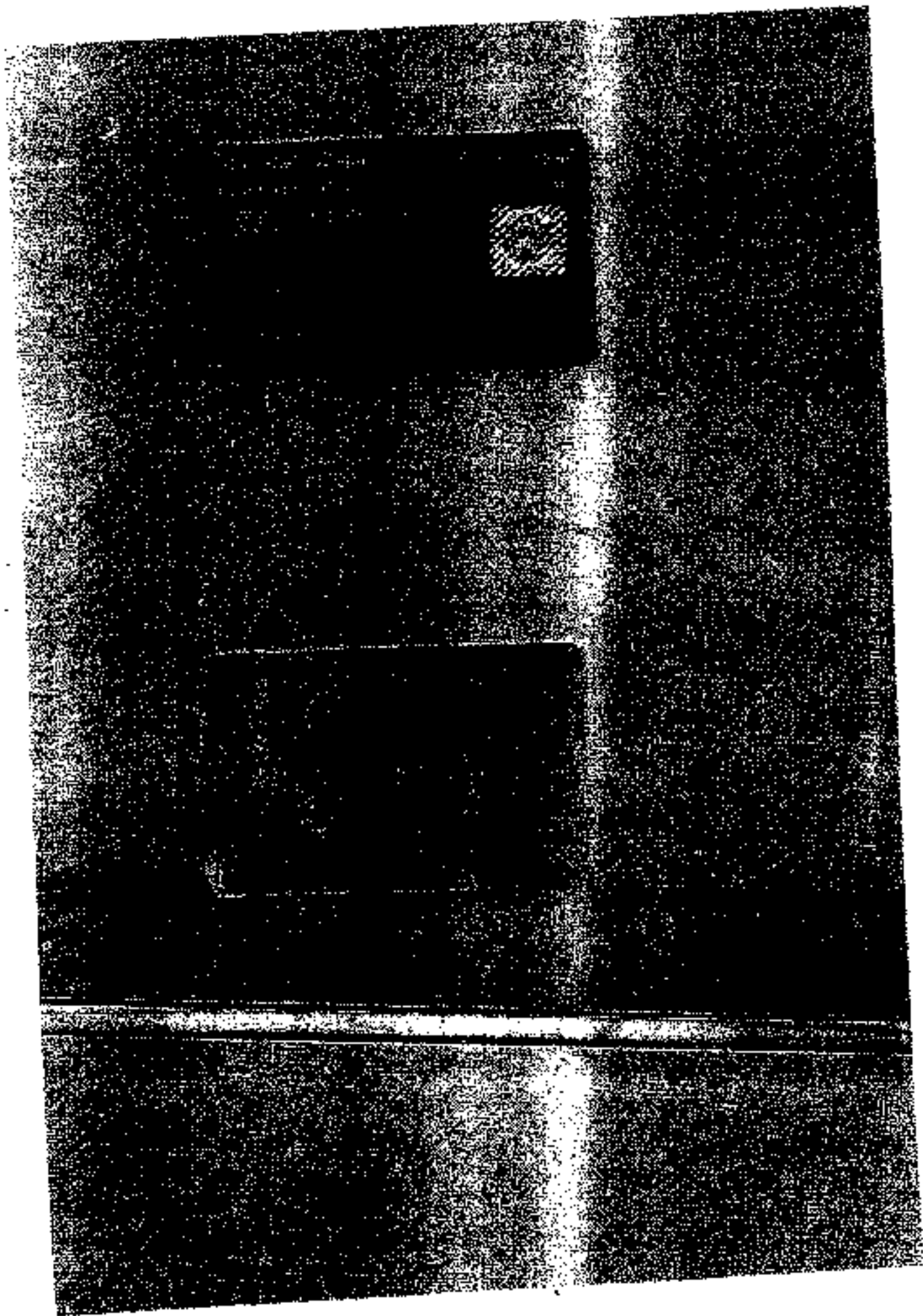


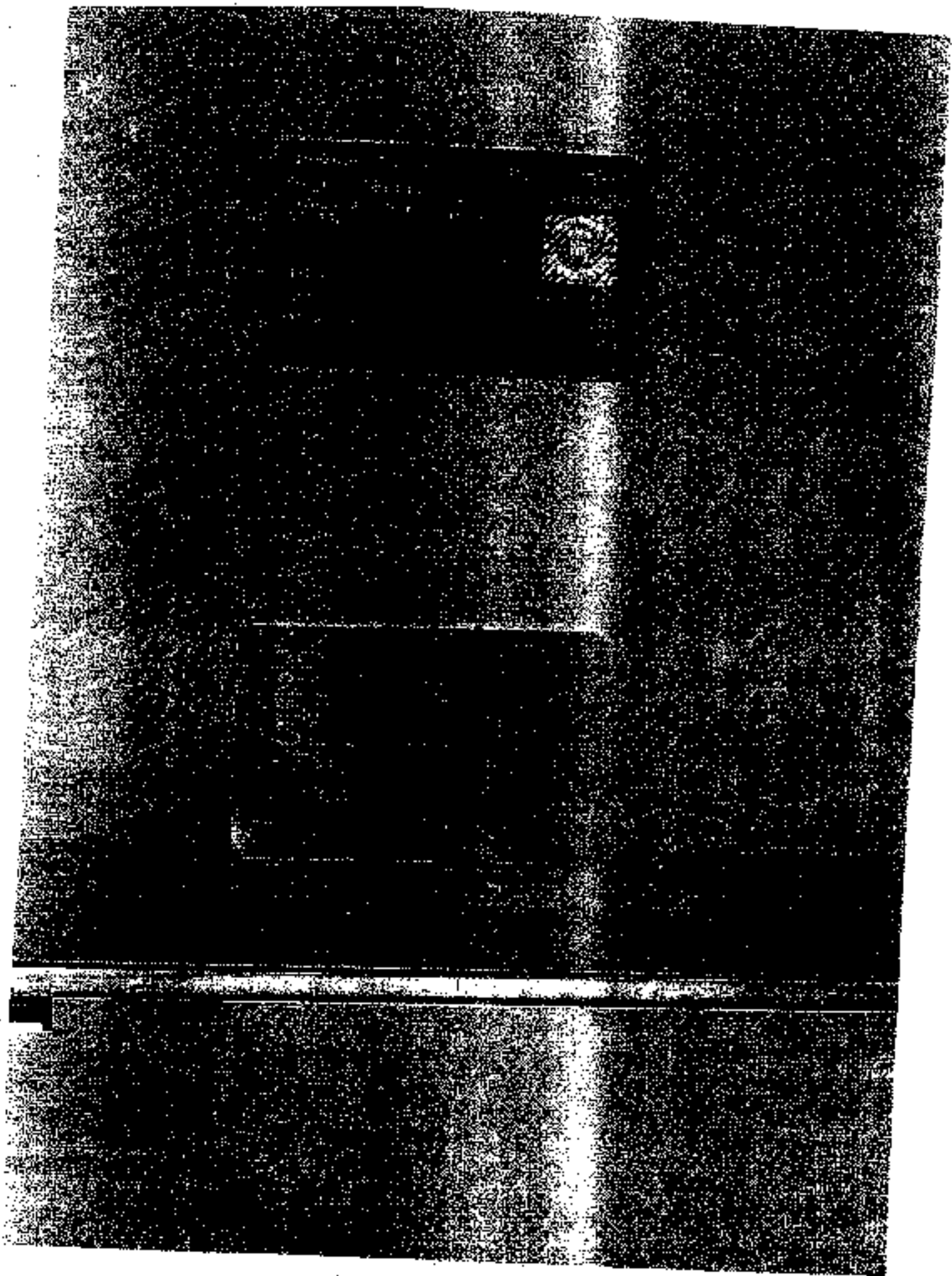


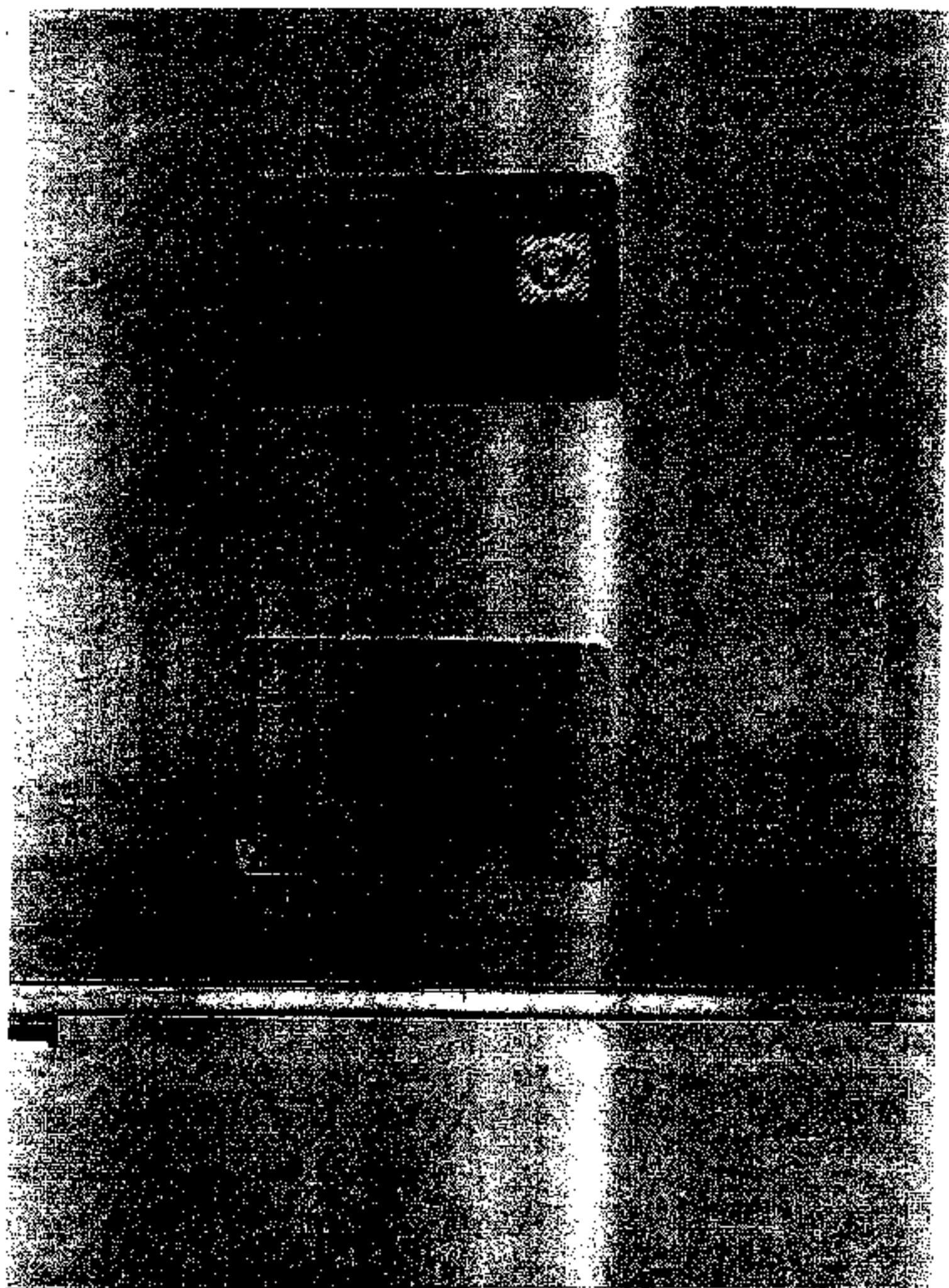


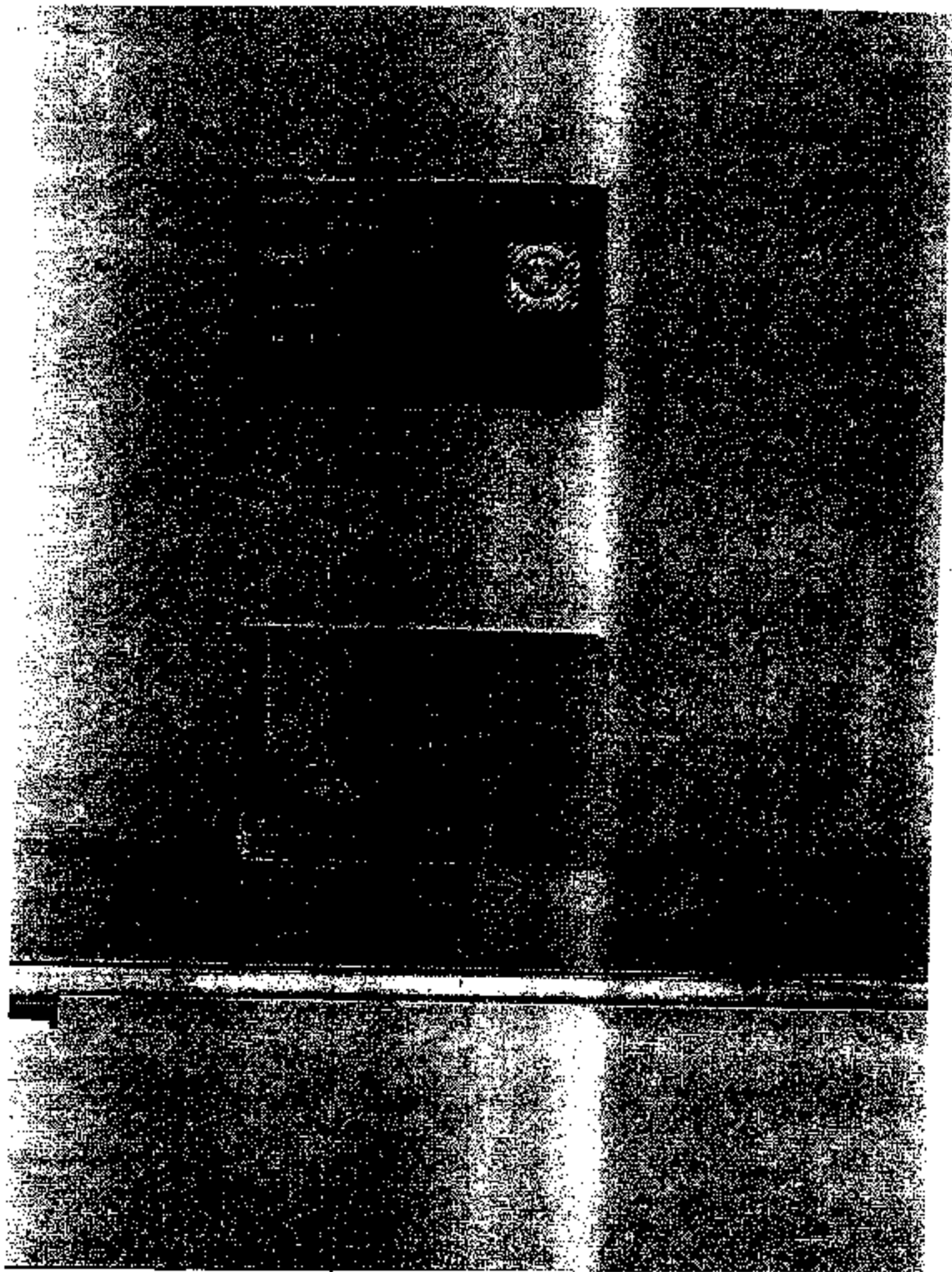


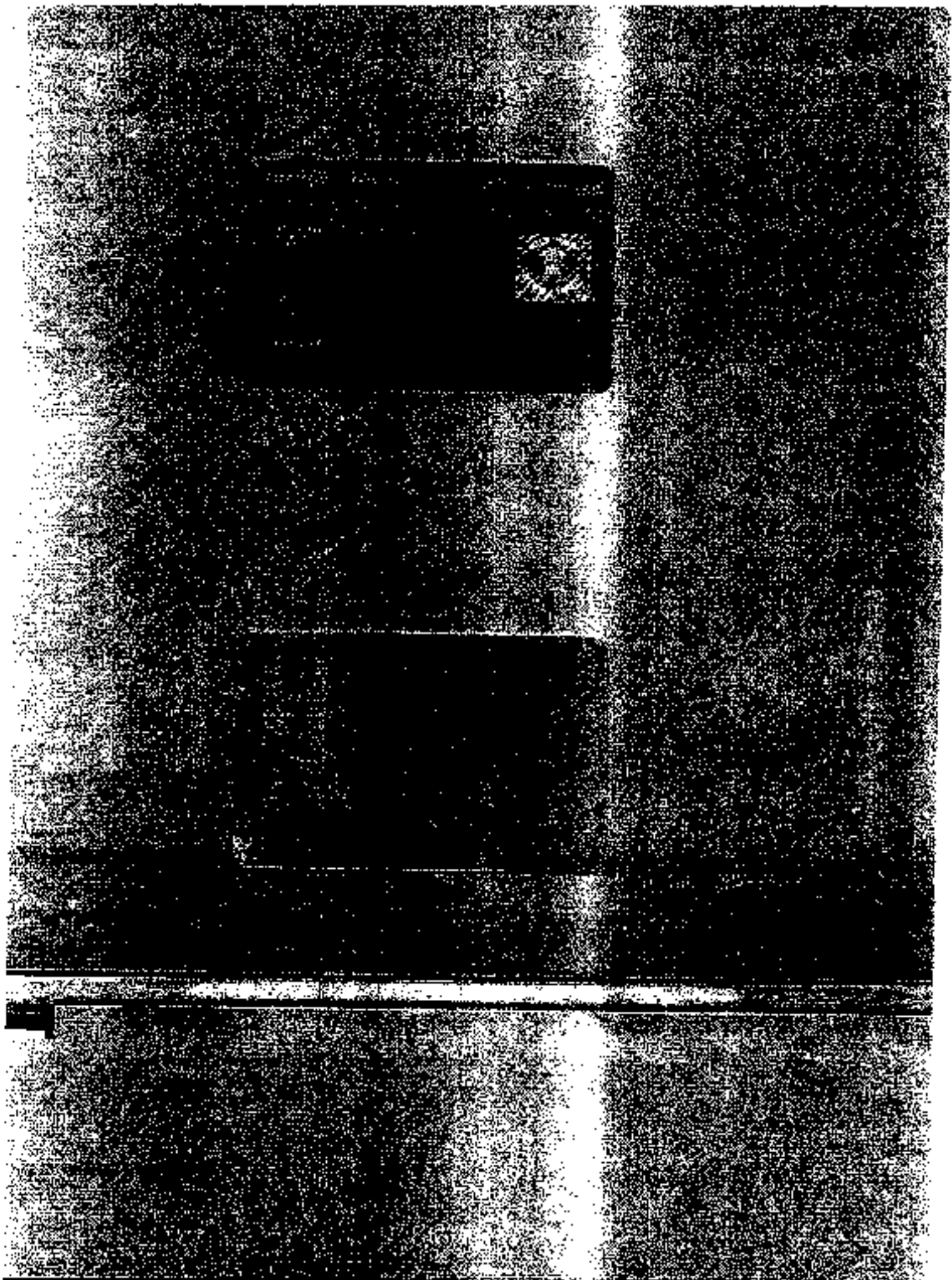


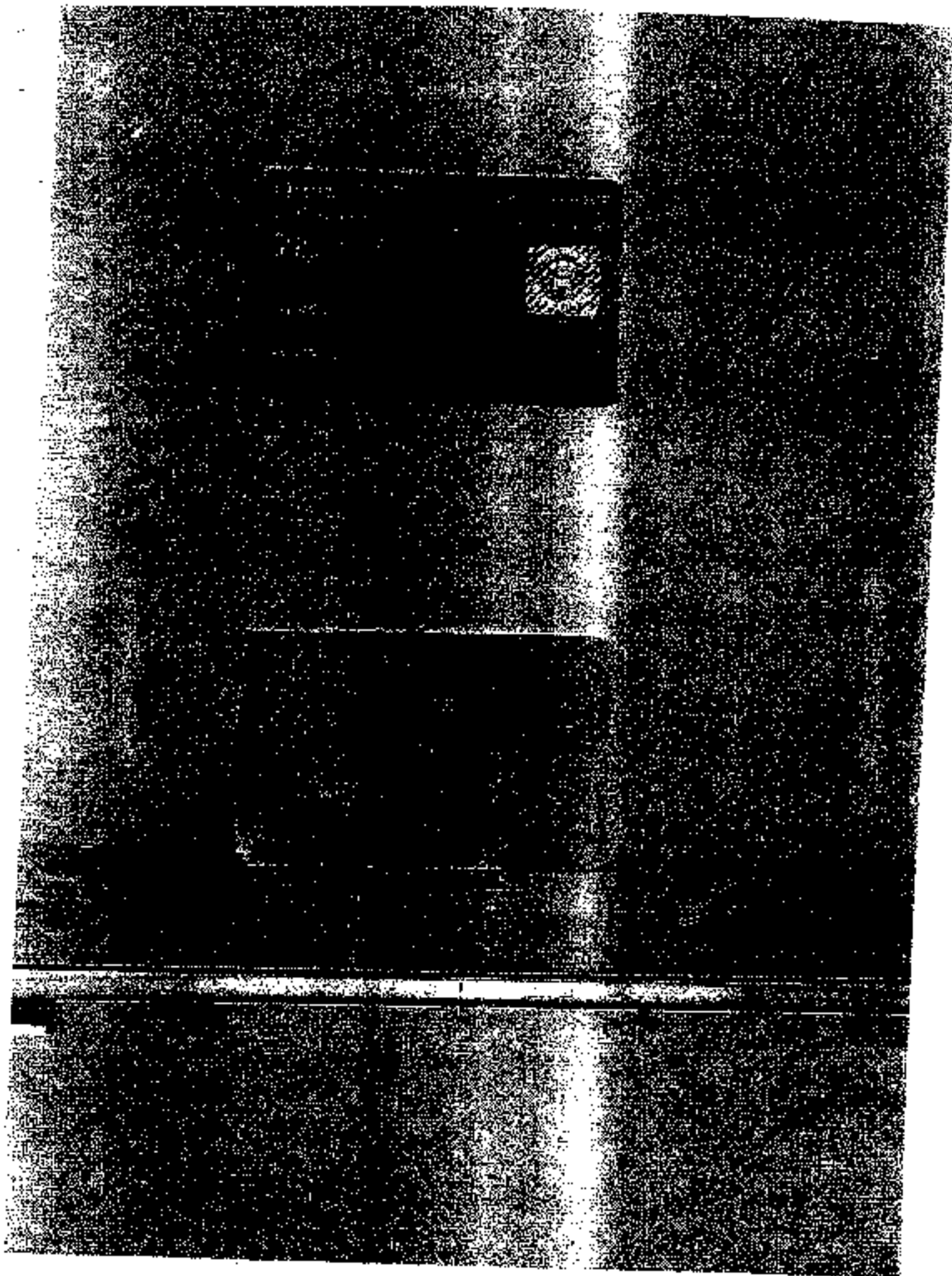


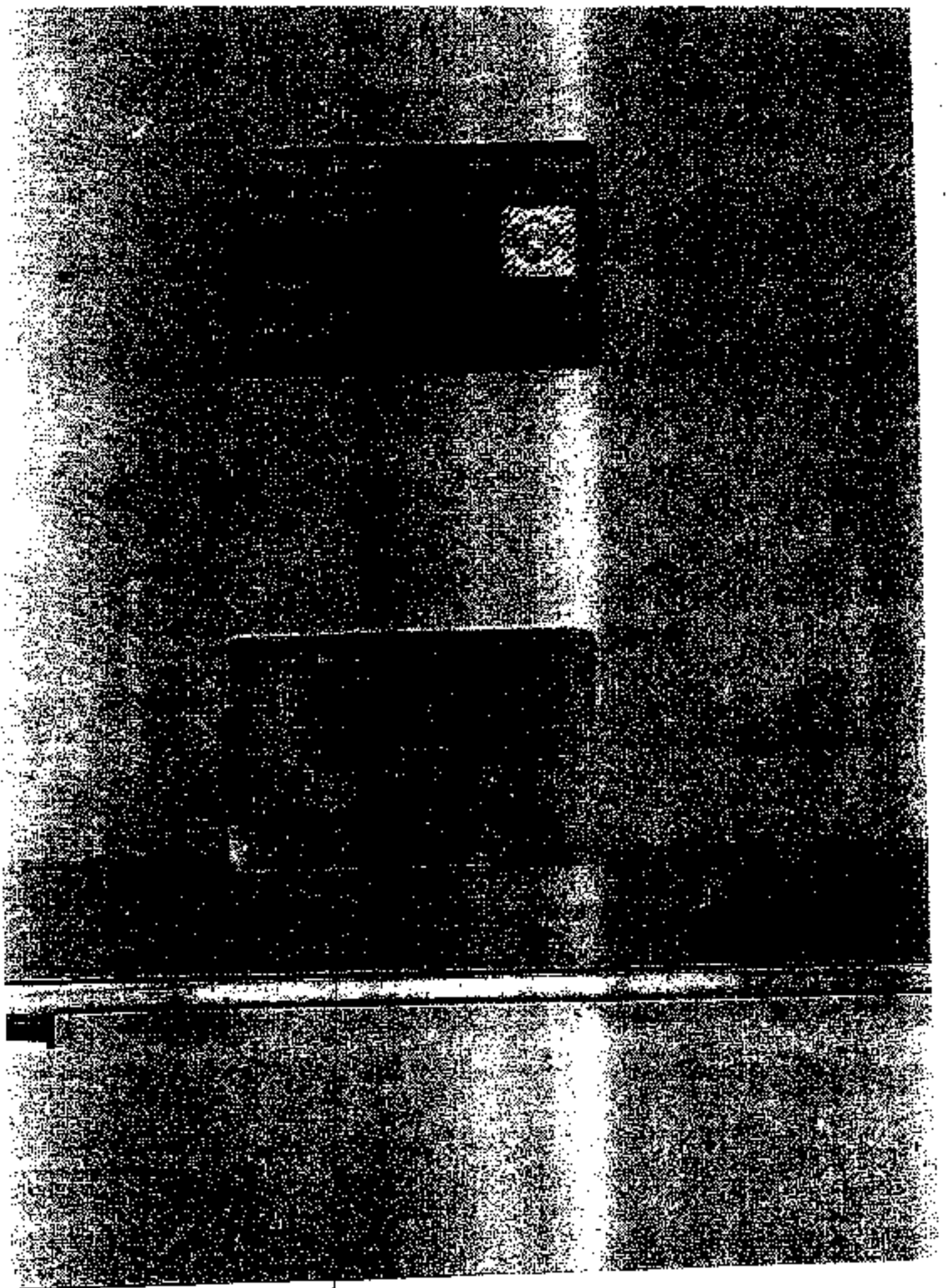


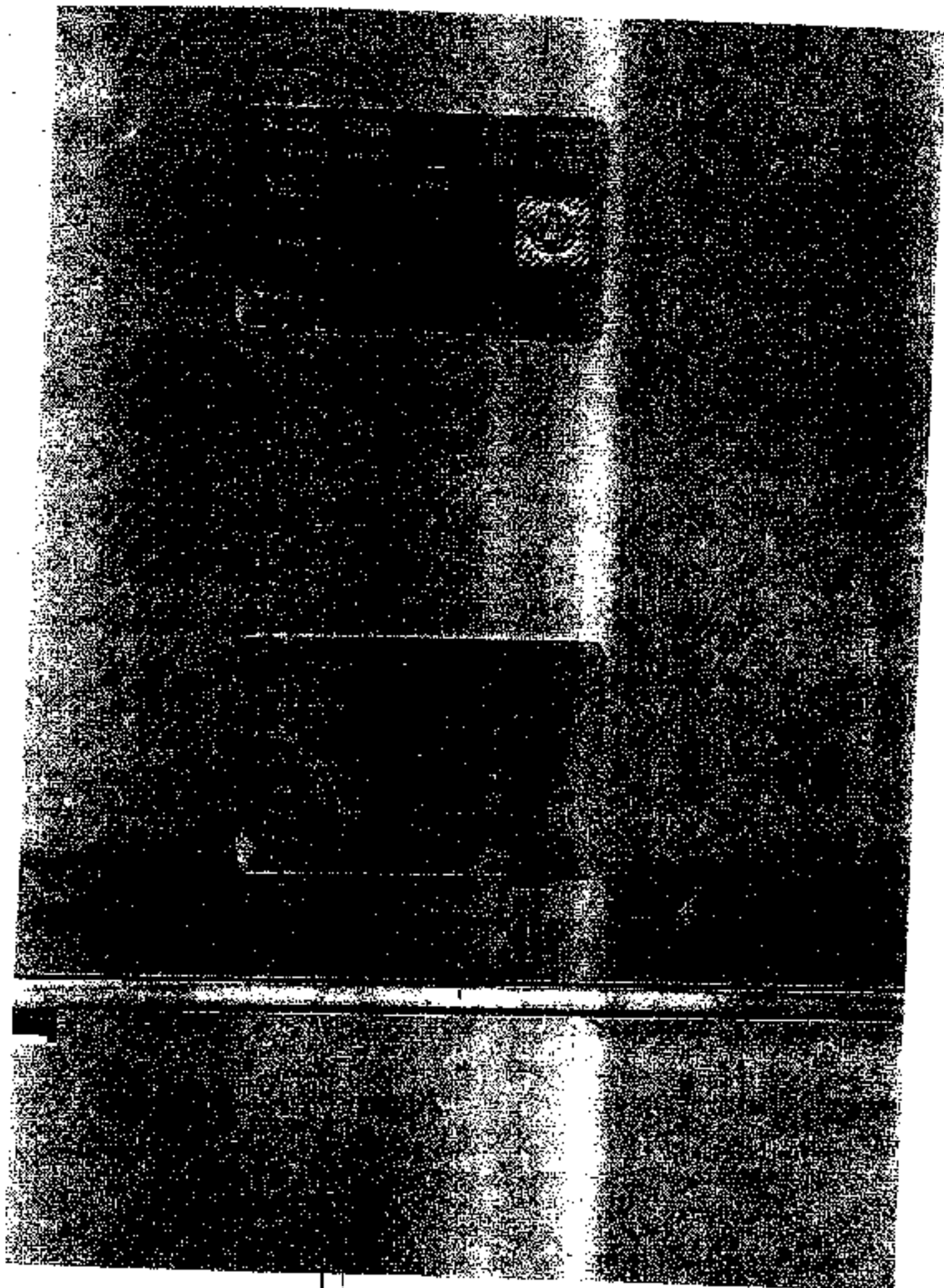


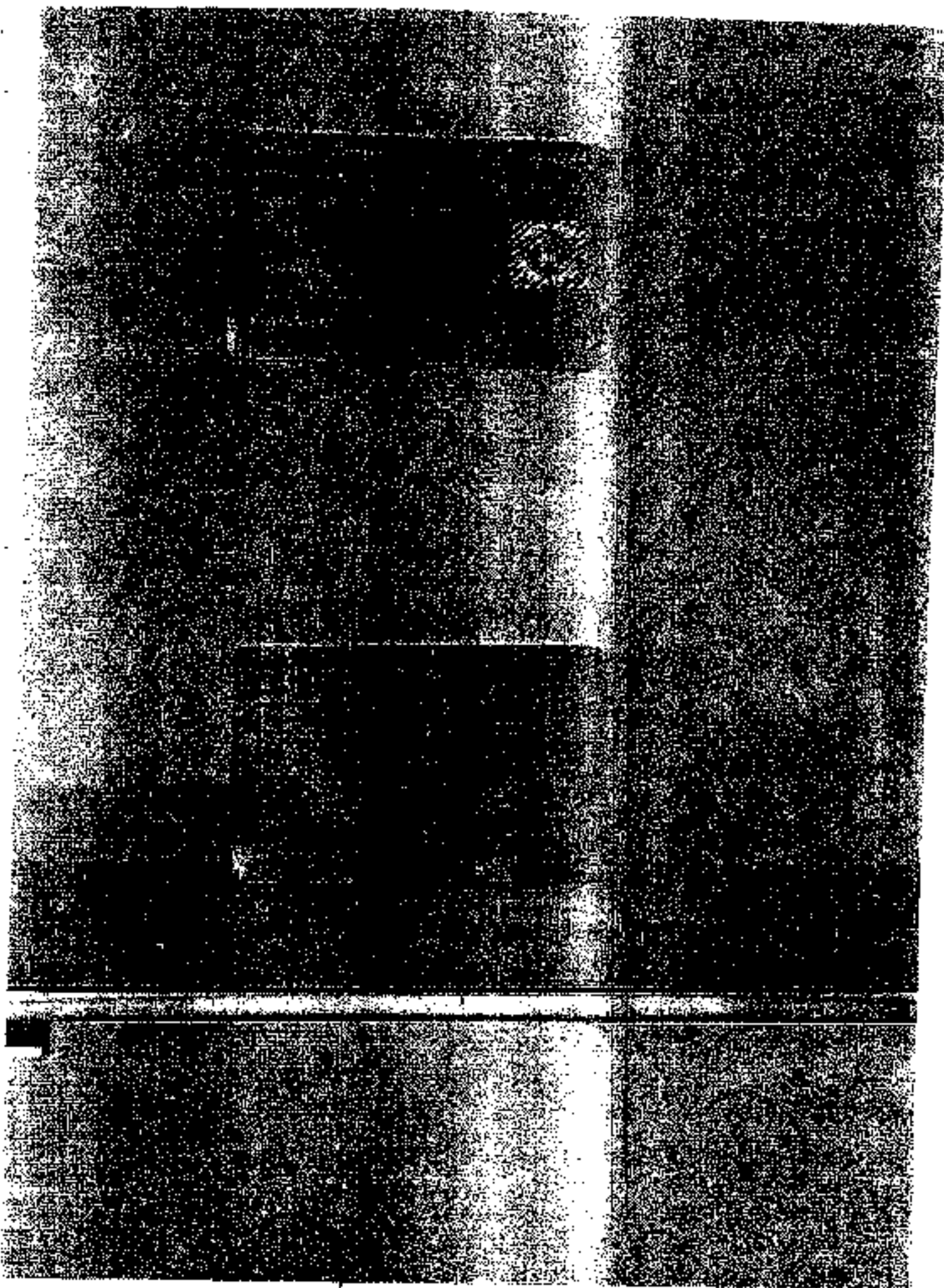


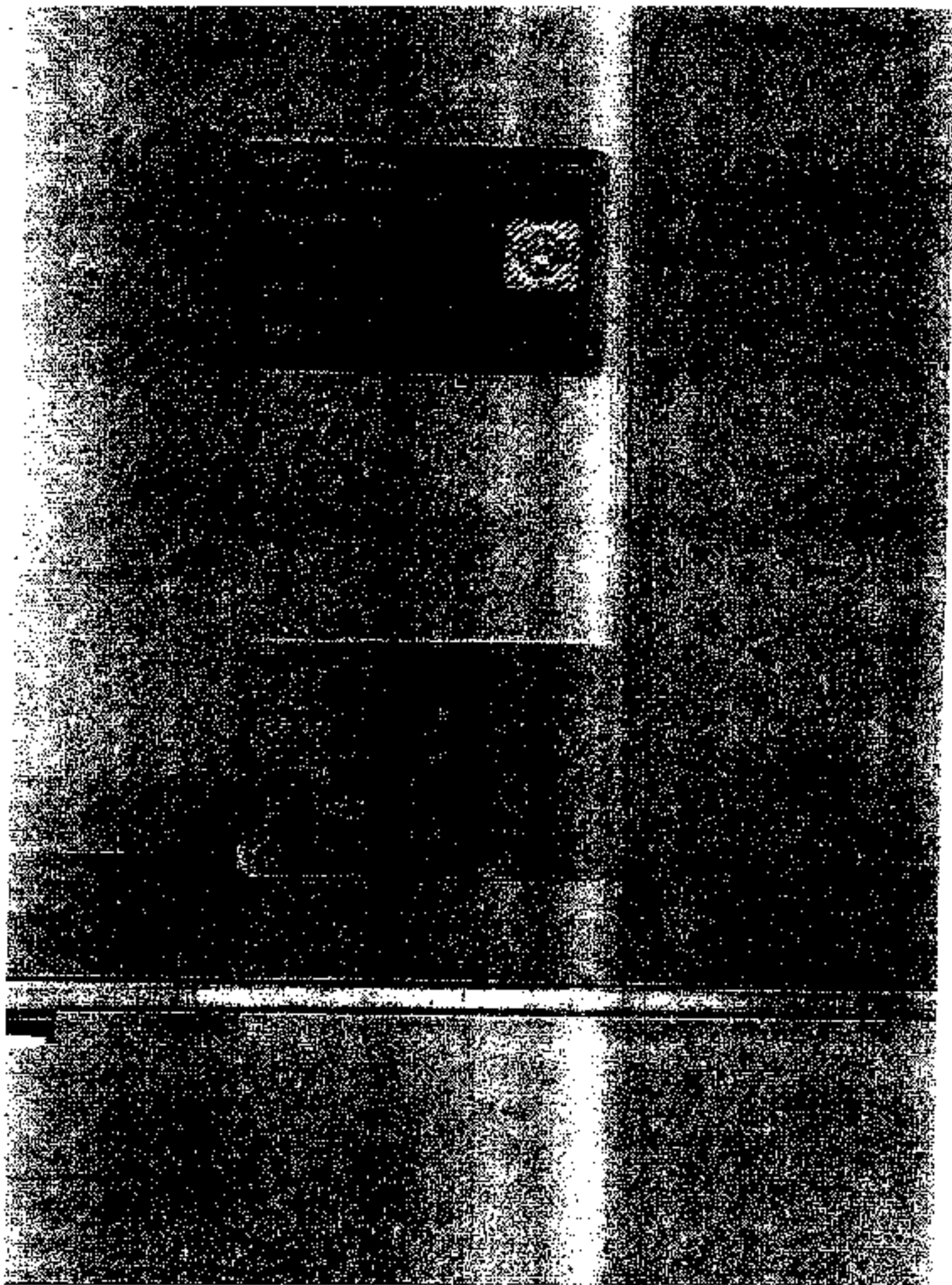


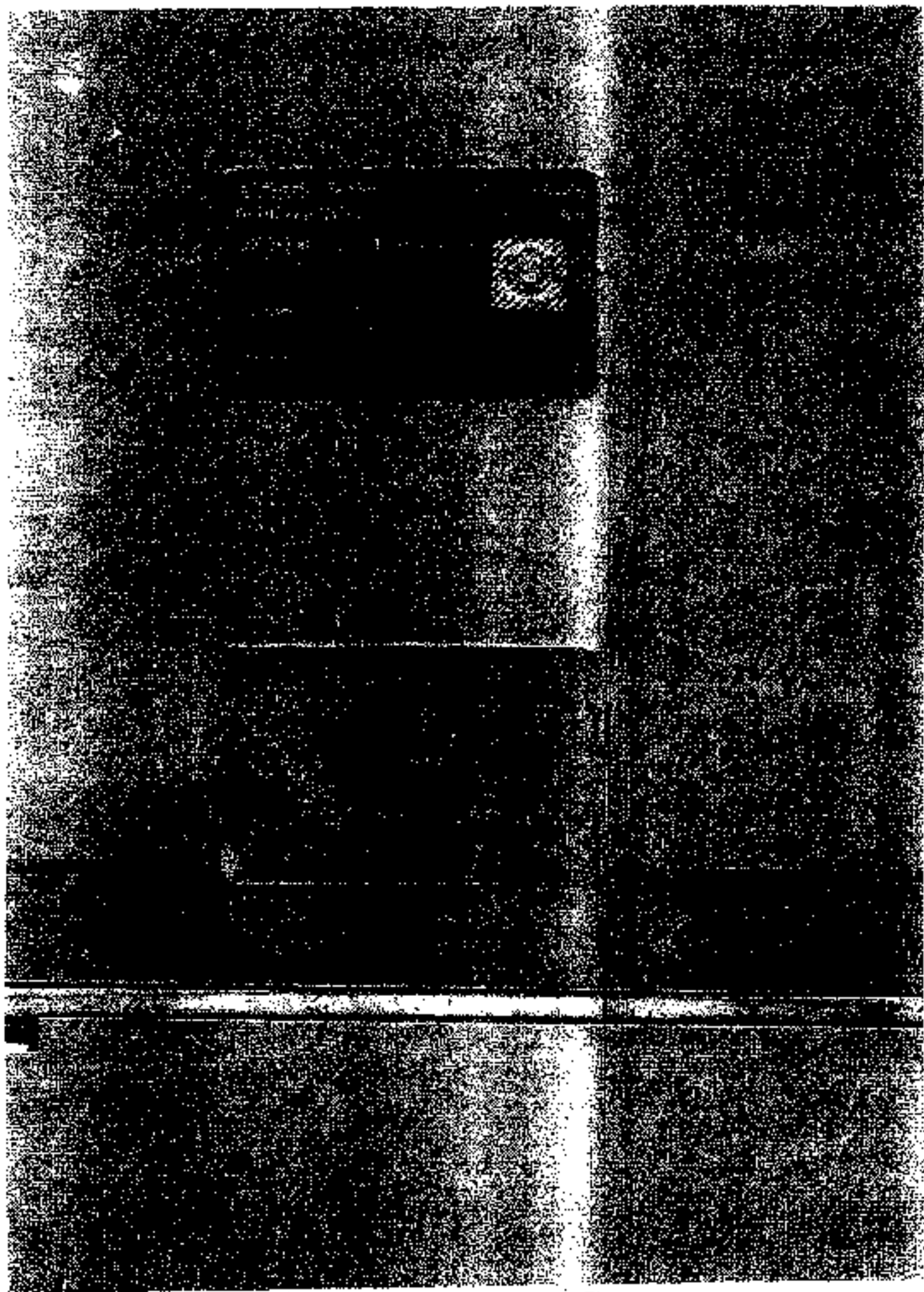














25

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVE OF INDIA

SAMSPA EXPO PRIVATE LIMITED

13/07/1994

Permanent Account Number

AADCS9679K

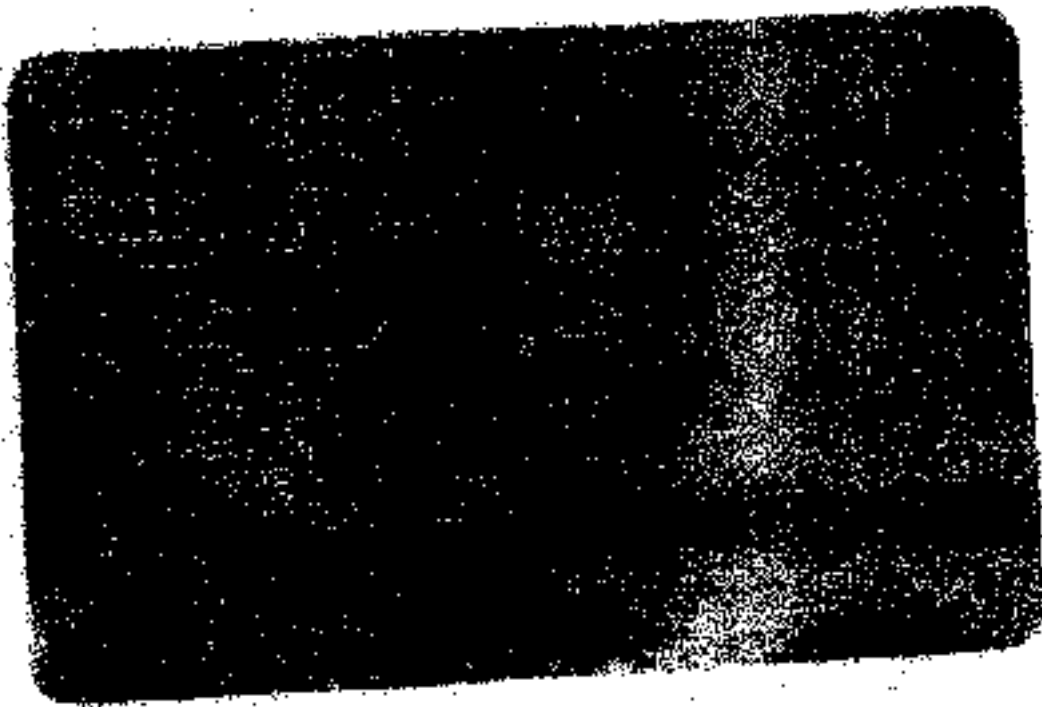
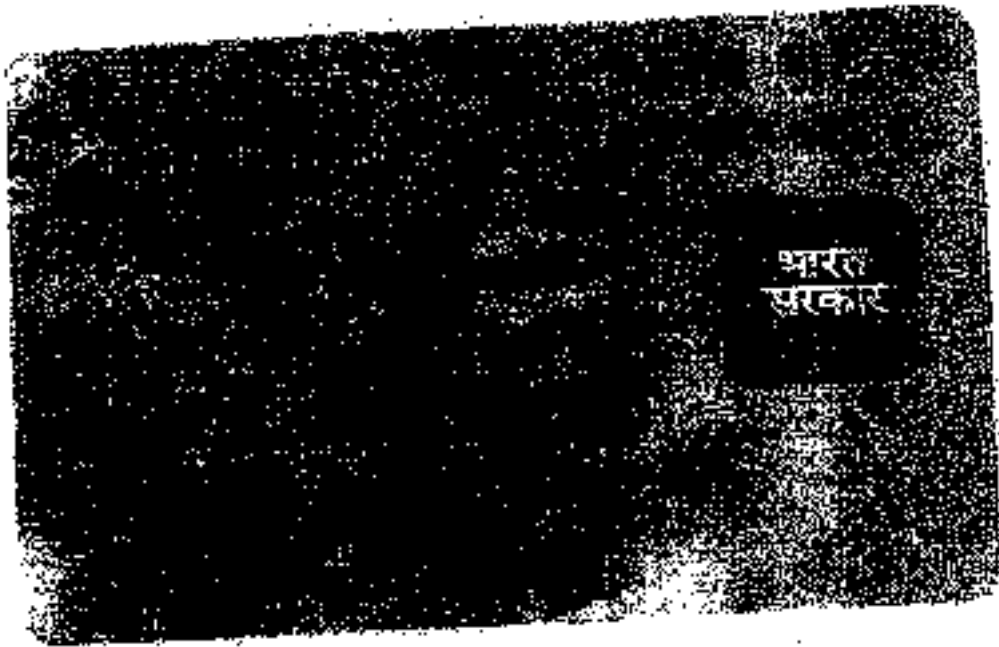
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(26)



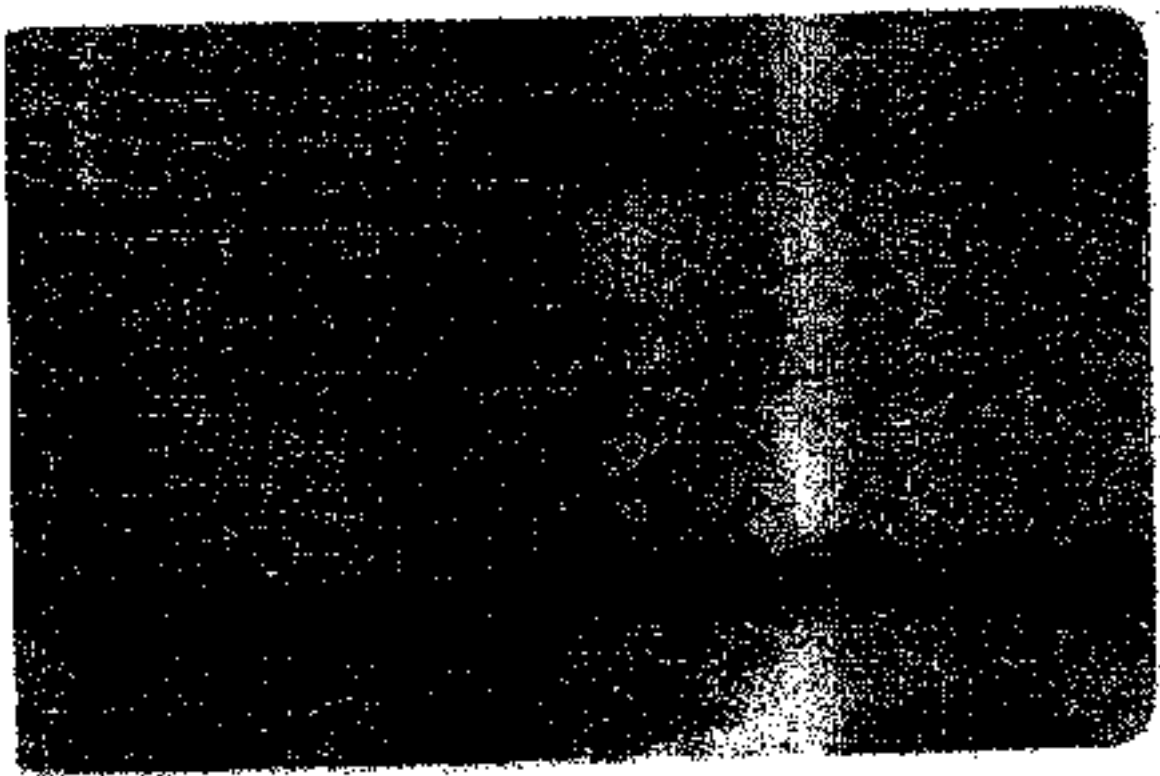
4

27



[Handwritten signature]

28



4



Magnolia Infrastructure Development Ltd

A handwritten signature in black ink, appearing to be 'D. J. ...'.

Director



2

2

✓

DATED THIS 20th DAY OF December, 2017

BETWEEN

AARON INFRA-NIRMAN PVT. LTD. & ORS.
... Owners

AND

MAGNOLIA INFRASTRUCTURE
DEVELOPMENT LIMITED
... Developer

AND

VIVEK PODDAR
... Guarantor

AGREEMENT

FOX & MANDAL
Solicitors & Advocates
12 OLD POST OFFICE STREET
KOLKATA-700001.

Major Information of the Deed

Deed No.	I-1904-12812/2017	Deed No. (Digital)	1904-0001692942/2017
Query No.	08/12/2017 4:46:11 PM	Deed No. (Digital)	1904-0001692942/2017
Applicant Name, Address & Other Details	Chandi Samanta 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9838538428, Status : Solicitor firm		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property. Receipt (Rs : 2,00,00,000/-)		
Stamp Duty	Rs. 5,00,000/-	Stamp Duty	Rs. 3,84,15,562/-
Stamp Duty Paid	Rs. 75,031/- (Article:48(g))	Stamp Duty Paid	Rs. 2,00,105/- (Article:E, E, B, M(a), M(b), I)
Remarks			

Land Details :

District: North 24-Parganas, P. S:- Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda

Sr. No.	Plot No.	Area	Rate	Value	Remarks			
L1	RS-84	RS-1	Bestu	Bestu	160.068 Katha	5,00,000/-	3,84,15,562/-	Property is on Road
Grand Total :					264.1073Dec	5,00,000 /-	384,15,562 /-	

Land Lord Details :

Sr. No.	Name	Address	Executed by
1	Aaron Infra Nilman Pvt. Ltd.	60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAJCA7378K, Status :Organization, Executed by: Representative	Representative
2	Aashiyana Infra Properties Pvt. Ltd.	60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAJCA6900H, Status :Organization, Executed by: Representative	Representative
3	Aashiyana Infra Abasan P Ltd.	60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAJCA6917C, Status :Organization, Executed by: Representative	Representative
4	Adhunik Buld Dev Pvt. Ltd.	60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAJCA6801F, Status :Organization, Executed by: Representative	Representative
5	Adhunik Buld Niketan Pvt. Ltd.	60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAJCA8737A, Status :Organization, Executed by: Representative	Representative

6	Adhunik Conclave Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6889F, Status :Organization, Executed by: Representative
7	Adhunik Devcon Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6814C, Status :Organization, Executed by: Representative
8	Adhunik Enclave Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6892Q, Status :Organization, Executed by: Representative
9	Adhunik Infra Abason Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6893R, Status :Organization, Executed by: Representative
10	Adhunik Infra Home Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6813F, Status :Organization, Executed by: Representative
11	Adhunik Land Developers Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6734D, Status :Organization, Executed by: Representative
12	Adhunik Real Properties Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6735C, Status :Organization, Executed by: Representative
13	Adhunik Realcon Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA6736A, Status :Organization, Executed by: Representative
14	Chakrader Awas Pvt. Ltd. 7, Swallow Lane, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAFCC3196D, Status :Organization, Executed by: Representative
15	Chakrader Infraventure Pvt. Ltd. 7, Swallow Lane, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAFCC3207R, Status :Organization, Executed by: Representative
16	Elite Infra Nirman Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCE7377F, Status :Organization, Executed by: Representative
17	Fair Merchandise Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCF1842N, Status :Organization, Executed by: Representative
18	Goldshine Realty Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECG3647C, Status :Organization, Executed by: Representative
19	Janhit Developers Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCI6106D, Status :Organization, Executed by: Representative
20	Lambodar Niketan Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCL0743L, Status :Organization, Executed by: Representative

21	Midway Construction Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCM3729L, Status :Organization, Executed by: Representative
22	Nandan Towers Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCN7126N, Status :Organization, Executed by: Representative
23	Northstar Projects Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCN7125R, Status :Organization, Executed by: Representative
24	Perfect Shelters Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP0527Q, Status :Organization, Executed by: Representative
25	Reliant Hirise Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAFCR3314L, Status :Organization, Executed by: Representative
26	Samapa Expo Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCS6679K, Status :Organization, Executed by: Representative
27	Sky Lark Enclave Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCS2143H, Status :Organization, Executed by: Representative
28	Sky Touch Homes Pvt. Ltd. 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCS2182Q, Status :Organization, Executed by: Representative

Developer Details :

Sr. No.	Name	Address	Photo	Signature
1	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED	93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization, Executed by: Representative		
2	Mr Vivek Poddar	Son of Mr Milan Poddar BE-111, Salt Lake, P.O:- CC Block, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APJPP90426, Status :Confirming Party, Executed by: Self, Date of Execution: 20/12/2017, Admitted by: Self, Date of Admission: 20/12/2017, Place : Pvt. Residence		

Representative Details :

Sl. No.	Name	Address	P.O.	P.S.	Emp.
1	Mr Pradeep Kumar Hirawat (Presentant) Son of Shri Madan Lal Hirawat 60A, Chowringhee Road, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AASPH2564R Status : Representative, Representative of : Aaron Infra Niman Pvt. Ltd. , Aashiyana Infra Properties Pvt. Ltd. , Aashryana Infra Abason P Ltd. , Adhunik Build Dev Pvt. Ltd. , Adhunik Build Niketan Pvt. Ltd. , Adhunik Conclave Pvt. Ltd. , Adhunik Devcon Pvt. Ltd. , Adhunik Enclave Pvt. Ltd. , Adhunik Infra Abason Pvt. Ltd. , Adhunik Infra Home Pvt. Ltd. , Adhunik Land Developers Pvt. Ltd. , Adhunik Real Properties Pvt. Ltd. , Adhunik Realcon Pvt. Ltd. , Chakrader Awaa Pvt. Ltd. , Chakrader Infraventure Pvt. Ltd. , Elite Infra Nirman Pvt. Ltd. , Fair Merchandise Pvt. Ltd. , Goldenhine Realty Pvt. Ltd. , Janhit Developers Pvt. Ltd. , Lambodar Niketan Pvt. Ltd. , Midway Construction Pvt. Ltd. , Naman Towers Pvt. Ltd. , Northstar Projects Pvt. Ltd. , Perfect Shelters Pvt. Ltd. , Reliant Hirise Pvt. Ltd. , Samapa Expo Pvt. Ltd. , Sky Lark Enclave Pvt. Ltd. , Sky Touch Homes Pvt. Ltd.				
2	Mr Vivek Poddar Son of Shri Milan Poddar BE-111, Salt Lake, P.O:- CC Block, P.S:- North Bihannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APJPP9042B Status : Representative, Representative of : MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director)				

Identifier Details :

Mr Saptarshi Roy Son of Mr S K Roy C/o Fox And Mandal, 12, 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 Pradeep Kumar Hirawat, Mr Vivek Poddar, Mr Vivek Poddar	

Transfer of Property Act		
S/No	From	To, with area (Name-Area)
1	Acon Infra Niman Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
2	Aashiyana Infra Properties Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
3	Aashiyana Infra Abasan P. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
4	Adhunik Build Dev Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
5	Adhunik Build Nikatan Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
6	Adhunik Conclave Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
7	Adhunik Devoon Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
8	Adhunik Enclave Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
9	Adhunik Infra Abasan Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
10	Adhunik Infra Home Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
11	Adhunik Land Developers Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
12	Adhunik Real Properties Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
13	Adhunik Realoon Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
14	Chakradev Awas Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
15	Chakradev Infrastructure Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
16	Elite Infra Niman Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
17	Fair Merchandise Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
18	Goldshine Realty Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
19	Janhit Developers Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
20	Lambodar Nikatan Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
21	Midway Construction Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
22	Naman Towers Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
23	Northstar Projects Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
24	Perfect Shelters Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
25	Reliant Hirise Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
26	Samspa Expo Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
27	Sky Lark Enclave Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec
28	Sky Touch Homes Pvt. Ltd.	MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.4324 Dec

Endorsement For Deed Number : I - 190412812 / 2017

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,84,15,562/-

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

Kolkata, West Bengal

Presented for registration at 16:49 hrs on 20-12-2017, at the Private residence by Mr Pradeep Kumar Hirawat.

Execution is admitted on 20/12/2017 by Mr Vivek Poddar, Son of Mr Milan Poddar, BE-111, Salt Lake, P.O: CC Block, Thana: North Biddhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Identified by Mr Saptarshi Roy, . . Son of Mr S K Roy, C/o Fox And Mandal, 12, 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 20-12-2017 by Mr Pradeep Kumar Hirawat.

Identified by Mr Saptarshi Roy, . . Son of Mr S K Roy, C/o Fox And Mandal, 12, 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 20-12-2017 by Mr Vivek Poddar, Director, MANGOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (Private Limited Company), 89, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Mr Saptarshi Roy, . . Son of Mr S K Roy, C/o Fox And Mandal, 12, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Certified that required Registration Fees payable for this document is Rs 2,00,105/- (B = Rs 2,00,000/-, E = Rs 21/-, J = Re 53/-, M(a) = Rs 26/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,00,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2017 1:11PM with Govt. Ref. No: 192017180136962291 on 18-12-2017, Amount Rs: 2,00,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1355368558 on 18-12-2017, 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 online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2017 1:11PM with Govt. Ref. No: 192017180136652291 on 18-12-2017, Amount Rs: 75,021/-, Bank: ICICI Bank (ICICI3000006), Ref. No. 1356366558 on 18-12-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Admissibility of Registration

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1898.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 37041, Amount: Rs.10/-, Date of Purchase: 21/06/2017, Vendor name: S Mukherjee



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 14779 to 14923

being No 190412812 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.01.10 10:20:46 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 10-01-2018 10:20:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)