

(xvi) The Subject Land is held as Stock-in-trade in the books of the Owners;

(xvii) There is no proceeding pending under the Income Tax Act, 1961 against Owners with respect of the Subject Land;

(xviii) There are no encroachments, trespassers or tenants or occupants or any rights created in favour of third parties with respect to the Subject Land or any part thereof.

(xix) The land comprised in Dag Nos. mention in column No.(1) below are absolutely owned by the Owner to the extent mentioned in column No.(3) below and the balance extent of land mentioned in column No. (4) comprised in the said Dag Nos. are owned by third parties. The Owners hereby jointly and severally represent and warrant that extent of areas mentioned at column No.(3) owned by Owners forms part of the Subject Land and no part of the balance extent of land mentioned at column No.(4) owned by third parties forms part of the Subject Land.

Sl No.	R.S. Dag (1)	Total Holding in Dag (Decimal) (2)	Extent of Land held by the Owners (Decimal) (3)	Balance Land Owned by Third Parties (Decimal) (4)
Mouza: Banagram				
1	Dag 359	143	2.75	140.25
2	Dag 362	106	74.83	31.17
3	Dag 363	21	19.92	1.08
4	Dag 389	461	87.07	373.93
5	Dag 390	80	73	7
6	Dag 391	60	35.18	24.82
7	Dag 392	52	26	26
8	Dag 411	160	10.85	149.15
9	Dag 412	98	82	16
10	Dag 422	34	6.5	27.5
11	Dag 424	308	76.81	231.19
		1523	494.91	1028.09
Mouza: Sarmasterchak				
12	Dag 11	61	10	51
13	Dag 12	44	22	22

14	Dag 13	90	17	73
15	Dag 14	41	8.5	32.5
16	Dag 15	111	1.54	109.46
		347	69	278
	TOTAL	1870	563.91	1306.09

- (xx) The Owners have not omitted to disclose to the Developer any material fact in respect of the Subject Land.
- (xxi) To the knowledge of the Owners, all information in relation to the transactions contemplated herein which would be material to the Developer for the purposes of entering into this Development Agreement, and consummating the transaction contemplated herein, has been made available and disclosed to the Developer and continues to be, true, complete and accurate in all respects and not misleading in any manner and nothing material has been concealed and/or withheld.
- (xxii) The Owners have not executed any power of attorney(s) or any other authority, oral or otherwise empowering any third person(s) to deal with Subject Land or any part thereof, for any purpose.

10. TERM AND TERMINATION

10.1 This Development Agreement shall take effect on the Effective Date and shall remain in force for so long until it is not terminated in accordance with the terms hereof.

10.2 Termination by the Developer:

Notwithstanding any other right and remedy available under the Applicable Laws, the Developer shall be entitled to terminate this Development Agreement on happening of any one or more of the following events:-

10.2.1 If (i) the Owners fails of comply with all of its, obligations, undertaking and warranties contained in Recital B, C, Clause 3.1.1 and/or Clause 3.1.2 within a period as mentioned therein and/or (ii) this Development Agreement and other incidental documents executed by the Parties pursuant to this Development Agreement which is required to be registered under the Applicable Law are not registered within a period of 7 days from the Effective Date and the Developer opts to terminate this Development Agreement then the Developer shall, (i) within a period of 30

days, remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur and (ii) instruct the Escrow Agent to release the original title documents deposited with it to the Owners. Upon completion of the foregoing, none of the Parties shall have any claim against each other.

10.2.2 If the Owners fail to fulfil their obligations/covenants under this Development Agreement and such failure is capable of materially adversely impacting the development of the Project and Owners fails to rectify/cure the same within a period of 30 days from the date of intimation from Developer in that behalf, the Developer may, at its discretion, terminate this Development Agreement. On the Developer exercising such right of termination in the aforesaid circumstances, the following shall ensue depending on the stage of termination:-

- (a) prior to the Launch of the Project then the Developer shall, within a period of 30 days, remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur; and
- (b) post launch of the Project then:-
 - (i) the Developer shall, within 30 days from the date of notice of termination, send a statement of all amounts paid to the Owners under this Development Agreement towards Owner's Share of Revenue from the amounts received from the Purchasers of units post Launch of the Project;
 - (ii) within 10 days from the date of receipt of the statement from the Developer as aforesaid, the Owners shall make the payment of the amounts mentioned in the statement to the Developer;
 - (iii) the Developer shall, within a period of 30 days from the date of receipt of amounts from the Owners as aforesaid, discharge all liabilities towards the Purchasers of the Project;
 - (iv) simultaneously against discharge of all liabilities towards the Purchasers of the Units, the Developer shall remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur;
 - (v) the Developer shall simultaneously with the Owners making the aforesaid payments, instruct the Escrow Agent to release the original title documents deposited with it to the persons nominated in the release notice addressed by Developer to the Escrow Agent; and
 - (vi) upon completion of all the above, this Development Agreement

shall stand terminated and none of the Parties shall have any claim against each other.

10.2.3 However it is agreed between the parties that the Developer shall not terminate this Development Agreement for a title related issue unless the same impacts or is reasonably expected to adversely impact the Project or the rights of the Developer under this Development Agreement;

10.3 Termination by the Owners:-

10.3.1 Notwithstanding any other right and remedy available under the Applicable Laws, the Owners shall be entitled to terminate this Development Agreement on happening of any one or more of the following events:-

- (i) If the Developer fails to obtain all Approvals required for commencement of construction of the Project within 24 (twenty four) months from the Effective Date; or
- (ii) if the Developer fails to Launch the first phase of the Project within 3 (three) months from obtaining the sanction of all Approvals required for commencement of construction of the Project

10.3.2 In the above mentioned scenarios, if the Owners opts to terminate this Development Agreement, then the Developer shall (i) within a period of 30 days, remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur and (ii) immediately instruct the Escrow Agent to release the original title documents deposited with it to the Owners. Upon completion of the foregoing, none of the Parties shall have any claim against each other.

10.4 If at any point of time, the Project is stalled due to a reason not attributable to either of the Parties for a continuous period of 6 (six) months, the Parties shall mutually decide the course of action.

10.5 At any time prior to the Commencement Date, if any of the Party(ies) defaults in its obligations and /or any of its Representations or Warranties being found to be false, ("Default") and the said Party(ies) not being able to rectify the said Default within a period of 6 (six) months from the date of being notified of such Default, the non-defaulting Party may terminate this Development Agreement.

10.6 In the event the Owners or the Developer terminate this Development Agreement under the circumstances mentioned in clause 10.5 hereinabove and if the option of termination is exercised:-

- (a) prior to the Launch of the Project then the Developer shall (i) within a period of 30 days, remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur and (ii) Immediately instruct the Escrow Agent to release the original title documents deposited with it to the persons nominated in the release notice addressed by Developer to the Escrow Agent.
- (b) post launch of the Project then:-
- (i) the Developer shall, within 30 days from the date of notice of termination, send a statement of all amounts paid to the Owners under this Development Agreement towards Owner's Share of Revenue from the amounts received from the Purchasers of units post Launch of the Project;
 - (ii) within 10 days from the date of receipt of the statement from the Developer as aforesaid, the Owners shall make the payment of the amounts mentioned in the statement to the Developer;
 - (iii) the Developer shall, within a period of 30 days from the date of receipt of amounts from the Owner as aforesaid, discharge all liabilities towards the Purchasers of the Project;
 - (iv) simultaneously against discharge of all liabilities towards the Purchasers of the Units, the Developer shall remove itself and its contractors, agents or servants from the Subject Land and every part thereof without any protest or demur;
 - (v) the Developer shall, simultaneously with the Owners making the aforesaid payments, instruct the Escrow Agent to release the original title documents deposited with It to the persons nominated in the release notice addressed by Developer to the Escrow Agent; and
 - (vi) upon completion of all the above, this Development Agreement shall stand terminated and none of the Parties shall have any claim against each other.

10.7 It is clarified that upon the termination becoming effective after the Parties complying with all their respective obligations as contemplated in the various sub-clauses above, the Owners shall automatically and without requiring any further consent or permission from the Developer in this regard, be entitled to develop and/or deal with the Subject Land or any part thereof in such manner as it deems fit and proper and the Developer shall have no right to use and occupy the Subject Land for the purposes of Development and/or for any other purpose whatsoever.

10.8 In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Development Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Development Agreement and additionally also to award damages and other such reliefs.

11. INDEMNITY

11.1 The Owners shall indemnify, keep indemnified, defend and hold harmless the Developer and its directors, officers, employees and agents against any and all losses, expenses, claims, costs, liabilities, obligations, demands, actions, fines, expenses, royalties, deficiencies and damages (excluding any indirect or consequential losses) suffered, arising out of, or which may arise in connection with (i) any misrepresentation or any breach of any representation or warranty of the Owners contained in this Development Agreement; (ii) any breach of or non-compliance with any covenant or any other term of this Development Agreement; and (iii) any claims, demands, suits, litigation and proceedings of any nature in respect of the title/rights of the Owners to the Subject Land or grant of Development Rights to the Developer pursuant to this Development Agreement.

11.2 The Developer shall indemnify, keep indemnified, defend and hold harmless the Owners and its directors, officers, employees and agents against any and all losses, expenses, claims, costs, liabilities, obligations, demands, actions, fines, expenses, royalties, deficiencies, and damages (excluding any indirect or consequential losses) suffered, arising out of, or which may arise out of (i) any misrepresentation or any breach of any representation or warranty of the Developer contained in this Development Agreement; (ii) any material breach of or non-compliance with any covenant or any other term of this Development Agreement; and (iii) any claims, demands, suits, litigation and proceedings of any nature in respect of and arising on account of such non-compliance by the Developer; (iv) Failure on the part of the Developer to make payment of mortgage amount / instalments / interest or any other payment related to the construction finance being raised on the mortgage of Subject Lands created by the Developer.

11.3 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. In this regard, the Developer hereby indemnifies and agrees to keep indemnified

the Owners against all losses, liabilities, costs or third party claims, actions or proceedings in relation to the development of the Subject Land and/or to the construction of the New Buildings, including any act of neglect or default of the Developer's consultants and/or employees.

12. GOVERNING LAW AND DISPUTE RESOLUTION

12.1 The Development Agreement shall be governed by, and construed in accordance with, laws of India.

12.2 Arbitration

12.2.1 The Owners & the Developer shall attempt to settle any disputes or differences in relation to or arising out of or touching this Development Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Development Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Owners & the Developer shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. However it is hereby clarified that any inter-se disputes between the Owners shall not be treated as a Dispute under this Agreement and the same shall be settled/cleared by the Owners without any recourse or impact on the Project.

12.2.2 If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

12.2.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators:-

- (i) **Appointment by Owners:** 1 (one) Arbitrator to be appointed jointly by the Owners.
- (ii) **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- (iii) **Presiding Arbitrator:** The Presiding Arbitrator of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.

12.2.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:

- (i) **Place:** The place of arbitration shall be Kolkata only.
- (ii) **Language:** The language of the arbitration shall be English.
- (iii) **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- (iv) **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- (v) **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

12.2.5 The Parties shall be responsible to bear their respective costs. Cost of the Arbitration Proceedings shall be borne by the Parties equally.

12.2.6 In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

12.2.11 While any dispute is pending, whether or not referred to the Arbitration Tribunal, the Parties shall continue to perform their respective obligations under this Development Agreement.

13. NOTICES

13.1 Unless otherwise stated, all notices, Approvals, instructions and other communications for the purposes of this Development Agreement shall be given in writing and may be given by facsimile, by email, by personal delivery or by sending the same by courier addressed to the Party concerned at the address stated below and, or any other address subsequently notified to the other Parties for the purposes of this Clause and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery:

(a) **If to the Owners:**

Address: : 10/1 G. Diamond Harbour Road, Kolkata
- 700 027

Telephone No : 033 304111302

Attn : Mr. Jahan Mehta
E-mail : jahan@svelone.com

(b) If to the Developer:

Address: Godrej One, 5th floor, Pirojshanagar,
Eastern Express Highway, Vikhroli
(East), Mumbai – 400 079,

Telephone No. : +91 22 61698500

Attention : Mr. Mohit Malhotra

E-mail : notice@godrejproperties.com

14. CONFIDENTIALITY

This Development Agreement, its existence and all information exchanged between the Parties under this Agreement or during the negotiations preceding this Development Agreement is confidential to them and shall not be disclosed to any third party. The Parties shall hold in strict confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, advisors, consultants and authorised representatives of a Party or its Affiliate, who have been advised of their obligation with respect to the confidential information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Development Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which -

- (i) is disclosed with the prior written consent of the Party who supplied the information;
- (ii) is, at the date of this Development Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the

Party knows that the source has this information as a result of a breach of a confidentiality obligation;

- (iii) is required to be disclosed by a Party or its Affiliate pursuant to Applicable Law or the rules framed by the Securities and Exchange Board of India or by the listing agreement with the stock exchanges or is appropriate in connection with any necessary or desirable intimation to the Government or any regulatory authority by such Party or its Affiliate;
- (iv) is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Development Agreement, after giving prior notice to the other Party; or
- (v) is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

Nothing contained in this clause shall apply if a certified copy of the duly registered Development Agreement is obtained by any person from the office of the concerned sub registrar.

15. GENERAL

15.1 No Partnership

The Owners and the Developer have entered into this Development Agreement purely on principal to principal basis. Nothing contained in this Development Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons or joint ventures for and on behalf of any other Party. Parties under this Development Agreement shall be bound for their distinct responsibilities, rights, liabilities and obligations including to bear their own income-tax liabilities on their respective incomes which may be earned from the Project. The Parties shall not be liable to render the account of their profit/loss to the other Party.

15.2 Variation

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

15.3 Assignment of Rights

15.3.1 The Developer shall be permitted to assign, without any requirement of prior consent of the Owners, its rights, obligations and interest in the Subject Land (or part thereof), Development Rights, Project and/or Super Built Up Area to any Affiliate of the Developer.

15.3.2 Along with the assignment of its rights and obligations under this Development Agreement by the Developer, in favour of its Affiliate, the Developer shall be entitled to, substitute its Affiliate in the GPA in its place. If required by the Developer, the Owners shall, at the cost and expense of the Developer, forthwith execute and cause to be registered a power of attorney in the same form as GPA in favour of such Affiliate. The said general power of attorney shall be valid and enforceable during the subsistence of the Development Agreement.

15.3.3 The Owners are not permitted at any point of time to assign any of its rights and obligations contained herein and in Subject Land to any other person/entity.

15.4 Waiver

No waiver of any breach of any provision of this Development Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

15.5 Successors and Assigns

This Development Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.

15.6 Further Acts

Each Party will without further consideration sign, execute and deliver

any/all document(s) and shall perform any other act which may be necessary or desirable and extend all support to each other to give full effect to this Development Agreement and each of the transactions contemplated under this Development Agreement in order expeditiously achieve the objective of this transaction.

15.7 Authorization

The persons signing this Development Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this Development Agreement on behalf of the Parties for whom they are signing.

15.8 Intellectual Property Rights

Both the Parties shall retain their existing IPRs. All intellectual property rights including but not limited to the design rights and copyright in the architectural design and drawings, innovations, process improvements and valuable rights of similar nature accruing or coming in being during the performance of rights and obligations by the Developer shall solely accrue to the Developer at no extra costs. The Owners shall not raise any claim or objection to the same and shall do and ensure that all its workers/ nominees/ employees do such acts and sign such documents as may be deemed necessary by the Developer to register such rights in its name.

15.9 Conflict

To the extent that there is any conflict between any of the provisions of this Development Agreement and any other agreement by which the Owners or the Subject Land or any part thereof is bound, the provisions of this Development Agreement shall prevail to the extent permitted by the Applicable Law.

15.10 Survival

- (a) The provisions of this Clause 15.10, Clause 7 & 9 (Representations and Warranties), Clause 11 (Indemnification), Clause 12 (Governing Law and Dispute Resolution), Clause 13 (Notice), Clause 14 (Confidentiality), 15.8 (Intellectual Property Rights) shall survive even upon the termination of this Development Agreement.
- (b) Any termination as mentioned above shall not affect the accrued rights of

the Parties hereunder.

15.11 Specific Performance of Obligations

The Parties to this Development Agreement agree that, to the extent permitted under Applicable Laws, and notwithstanding any other right or remedy available under this Development Agreement, the rights and obligations of the Parties under this Development Agreement shall be subject to the right of specific performance and may be specifically enforced against the defaulting party. The parties acknowledge that any breach of the provisions of this Development Agreement will cause immediate irreparable harm to the adversely affected party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent court in the event of any such breach or threatened breach by any other party. The Parties agree and covenant unequivocally and unconditionally that the affected party shall be entitled to such injunctive relief, specific performance or other equitable relief without the necessity of proving actual damages. The affected party shall, notwithstanding the above rights, also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting party.

16. Miscellaneous

- 16.1 The Parties may amend, modify and extend this Development Agreement by entering into and executing a separate written agreement.
- 16.2 This Development Agreement sets forth the entire agreement and understandings between the Parties relating to the Subject Land and the New Buildings to be constructed thereon and merges all prior discussions and agreements on the same.
- 16.3 In case a part of this Development Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Development Agreement shall not be prejudiced and shall continue to be in full force and effect.
- 16.4 Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owners in respect of the Subject Land or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than exclusive right to the

Developer to commercially exploit the same by granting Development Rights in terms hereof.

17. Stamp Duty and Registration Cost

The stamp duty and registration charges in respect of this 'Development Agreement' and the 'GPA' (collectively referred to as the "Transaction Documents") and implications thereon, whether current or future, shall be borne by the Developer.

IN WITNESS WHEREOF the Parties hereto have executed this Development Agreement the day and year first herein above written.

SCHEDULE I ABOVE REFERRED TO (DESCRIPTION OF ONE AD's LAND)

PART I

ALL THAT piece and parcel of land, as mentioned hereunder measuring more or less 1167.52 Decimal equivalents to 11.6752 acres, be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram, J.L. No. 16, Touzi No. 3, 4 and 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

Sl No.	Prior Owner	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Admobile	Banagram	1152	Dag 364	34.00
2	Admobile	Banagram	1152	Dag 385	9.89
3	Admobile	Banagram	1152	Dag 386	1.39
4	Admobile	Banagram	1152	Dag 389	65.20
5	Admobile	Banagram	1152	Dag 390	73.00
6	Admobile	Banagram	1152	Dag 391	32.00
7	Admobile	Banagram	1152	Dag 392	2.00
8	Admobile	Banagram	1152	Dag 393	3.50
9	Admobile	Banagram	1152	Dag 415	280.53
10	Admobile	Banagram	1152	Dag 416	28.87
11	Admobile	Banagram	1152	Dag 417	60.00
12	Admobile	Banagram	1152	Dag 418	65.00
13	Admobile	Banagram	1152	Dag 419	17.00
14	Admobile	Banagram	1152	Dag 420	43.99

15	Admibile	Banagram	1152	Dag 424	26.61
16	Roos	Banagram	1153	Dag 358	15.00
17	Roos	Banagram	1153	Dag 359	2.75
18	Roos	Banagram	1153	Dag 362	74.83
19	Roos	Banagram	1153	Dag 363	19.92
20	Roos	Banagram	1153	Dag 364	41.00
21	Roos	Banagram	1153	Dag 389	21.87
22	Roos	Banagram	1153	Dag 392	24.00
23	Roos	Banagram	1153	Dag 412	82.00
24	Roos	Banagram	1153	Dag 414	35.00
25	Roos	Banagram	1153	Dag 415	66.00
26	Roos	Banagram	1153	Dag 421	36.67
27	Roos	Banagram	1153	Dag 422	6.50
				Total	1,167.52

PART II
(DESCRIPTION OF One Ad's LAND)

ALL THAT piece and parcel of land, as mentioned hereunder measuring more or less 64.00 Decimal equivalent to 0.64 acres, be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Sarmaster chak, J.L. No. 17, Touzi No. 3, 4 & 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

Sl No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Sarmasterchak	344	11	10.00
2	Sarmasterchak	344	13	17.00
3	Sarmasterchak	344	14	8.50
4	Sarmasterchak	344	15	1.54
5	Sarmasterchak	344	15/162	2.00
6	Sarmasterchak	344	15/163	7.96
7	Sarmasterchak	344	23	14.37
8	Sarmasterchak	344	23/165	2.63
			TOTAL	64.00

**SCHEDULE II ABOVE REFERRED TO
(DESCRIPTION OF OVAL'S LAND)**

ALL THAT piece and parcel of land, as mentioned hereunder measuring more or less 387.09 Decimal equivalent to 3.8709 acres, be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram and Sarmaster Chak, J.L. No. 16, Touzi No. 3, 4 and 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. as mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

<u>Sl. no.</u>	<u>Mouza</u>	<u>Prior Owner</u>	<u>Conveyance Date</u>	<u>Deed No.</u>	<u>RS Dag No.</u>	<u>Land as per Deed (Decima l)</u>
1	Banagram	Taslim Ali Molla & Others	21-Apr-06	I 1851	391	3.18
2	Banagram	Sachindranath Mondal & others	24-Jun-05	1574	411	6.90
3	Banagram	High Breed International	15-Dec-05	1591	414	35.00
4	Banagram	Sk Golam Rasul	16-Jun-09	3067	416	3.00
5	Banagram	Taslim Ali Molla & Others	22-May-06	I 2525	416	21.15
6	Banagram	Sachindranath Mondal & others	24-Jun-05	1574	420	36.50
7	Banagram	Hashem Ali Khan & Others	3-Aug-05	1581	420	16.00
8	Banagram	Mira Bandyopadhyay & Others	8-Sep-06	I 3728	420	58.39
9	Banagram	Bhola Mondal & Others	14-Sep-05	1610	421	21.00
10	Banagram	Arati Naskar & Others	3-Nov-06	I 00085	421	8.25
11	Banagram	Aloka Sardar & Others	19-Dec-06	I 1162	421	6.75

12	Banagram	Bechuram Mondal	4-May-10	13447/2 010	421	2.75
13	Banagram	Bimala Sardar	22-Jun-10	I- 6062/10	421	1.50
14	Banagram	Niranjan Das & Others	15-Jun-05	1577	423	8.72
15	Banagram	Bimal Chandra Roy	25-Jul-05	1579	423	49.50
16	Banagram	High Breed International	15-Dec-05	1591	423	33.00
17	Banagram	Mansur Ali Molla & Others	14-Jun-05	1575	424	15.00
18	Banagram	Mansur Ali Molla & Others	14-Jun-05	1575	424	17.00
19	Sarmaster Chak	Chandrabati Naskar Baidya	20-Dec-05	1608	1	21.40
20	Sarmaster Chak	Dipendra Nath Baidya	20-Dec-05	1608	1	22.10
						387.09

SCHEDULE III ABOVE REFERRED TO

PART - I

(DESCRIPTION OF OVAL'S ACQUIRED LAND)

(Transfer of Land between Oval and Roos)

ALL THAT piece and parcel of land, as mentioned hereunder be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram and Sarmaster chak, J.L. No. 16 and 17, Touzi No. 3, 4 and 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. as mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

(i) Transfer of land in favour of Oval by Roos

SI No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
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1	Sarmasterchak	344	3	31.65
2	Sarmasterchak	344	12	22.00
3	Banagram	1153	411	3.95
			TOTAL	57.60

(ii) Transfer of land in favour of Roos by Oval

SI No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Sarmasterchak	345	1	52.50
			TOTAL	52.50

PART - II

(DESCRIPTION OF OVAL'S ACQUIRED LAND) (Transfer of Land between Oval and Sun Sign)

ALL THAT piece and parcel of land, as mentioned hereunder be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram, J.L. No. 16, Touzi No. 3, 4 and 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. as mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

(i) Transfer of land in favour of Oval from Sun Sign

SI No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Banagram	1154	413	23.00
2	Banagram	1154	420	54.99
3	Banagram	1154	424	19.20
			TOTAL	97.19

(ii) Transfer of land in favour of Sun Sign by Oval

SI No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Banagram	1172	369	6.80
2	Banagram	1172	370	38.80
3	Banagram	1172	411	33.10
4	Banagram	1172	423	39.28

**SCHEDULE IV ABOVE REFERRED TO
(DESCRIPTION OF ORBIT LANDS)**

ALL THAT piece and parcel of land, as mentioned hereunder be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram, J.L. No. 16, Touzi No. 3, 4 and 5, Revisional Settlement Sheet No. 30, Pargana Khaspur, Dag Nos. as mentioned in the chart below under Banagram Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

SI No.	Mouza	Khatian No.	R.S. Dag	Area (Decimal)
1	Banagram	1152	416	249.66
			TOTAL	249.66

**SCHEDULE V ABOVE REFERRED TO
(DESCRIPTION OF THE SUBJECT LAND)**

ALL THAT piece and parcel of land, as mentioned hereunder be the same a little more or less, together with all easement rights, privileges and appurtenances thereto situated and lying at Mouza: Banagram and Sarmaster Chawk, Dag Nos. as mentioned in the chart below under Banagram Anchal Panchayat and Sarmaster Chawk Anchal Panchayat, Additional District Sub Registration Office and Police Station Bishnupur, District 24 Parganas (South).

Mouza: Banagram	One Ad	Oval	Orbit	Total
Dag nos.				
Dag 358	15.00			15.00
Dag 359	2.75			2.75
Dag 362	74.83			74.83
Dag 363	19.92			19.92
Dag 364	75.00			75.00
Dag 385	9.89			9.89
Dag 386	1.39			1.39

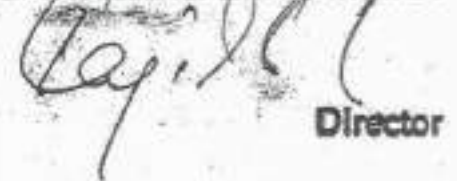
Dag 389	87.07			87.07
Dag 390	73.00			73.00
Dag 391	32.00	3.18		35.18
Dag 392	26.00			26.00
Dag 393	3.50			3.50
Dag 411		10.85		10.85
Dag 412	82.00			82.00
Dag 413		23.00		23.00
Dag 414	35.00	35.00		70.00
Dag 415	346.53			346.53
Dag 416	28.87	24.15	249.66	302.68
Dag 417	60.00			60.00
Dag 418	65.00			65.00
Dag 419	17.00			17.00
Dag 420	43.99	165.88		209.87
Dag 421	36.67	40.25		76.92
Dag 422	6.50			6.50
Dag 423		91.22		91.22
Dag 424	25.61	51.20		76.81
	1,167.52	444.73	249.66	1,861.91
Mouza:Sarmasterchak				
Dag 1		43.50		43.50
Dag 3		31.65		31.65
Dag 11/	10.00			10.00

Dag 12		22.00		22.00
Dag 13	17.00			17.00
Dag 14	8.50			8.50
Dag 15	1.54			1.54
Dag 15/162	2.00			2.00
Dag 15/163	7.96			7.96
Dag 23	14.37			14.37
Dag 23/165	2.63			2.63
	64.00	97.15	-	161.15
TOTAL	1,231.52	541.88	249.66	2,023.06

Signed and Delivered by the within named
ONE AD DISPLAY PRIVATE LIMITED
 through its Director Mr. Rajiv R. Ghosh
 in the presence of

Tanmay Jalan
 16, K, Judges court Road
 Kolkata - 700027

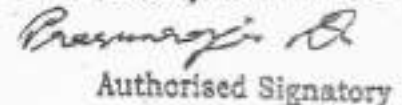
For **ONE AD DISPLAY PVT. LTD.**


 Director

Signed and Delivered by the within named
OVAL DEVELOPERS PRIVATE LTD.
 through its Authorised Signatory
 Mr. Prasun Ranjan De
 in the presence of

Tanmay Jalan
 16K, Judges court Road
 Kolkata - 700027

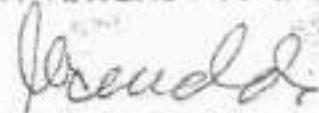
Oval Developers Pvt. Ltd.


 Authorised Signatory

Signed and Delivered by the within named
ORBIT TOWERS PRIVATE LTD.
through its Director Mr. Dileep Singh Mehta
in the presence of

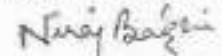
Goutam Banik
GOUTAM BANIK
3B, Canal Street
Kolkata - 700016

For ORBIT TOWERS PVT. LTD.


Director/Authorised Signatory

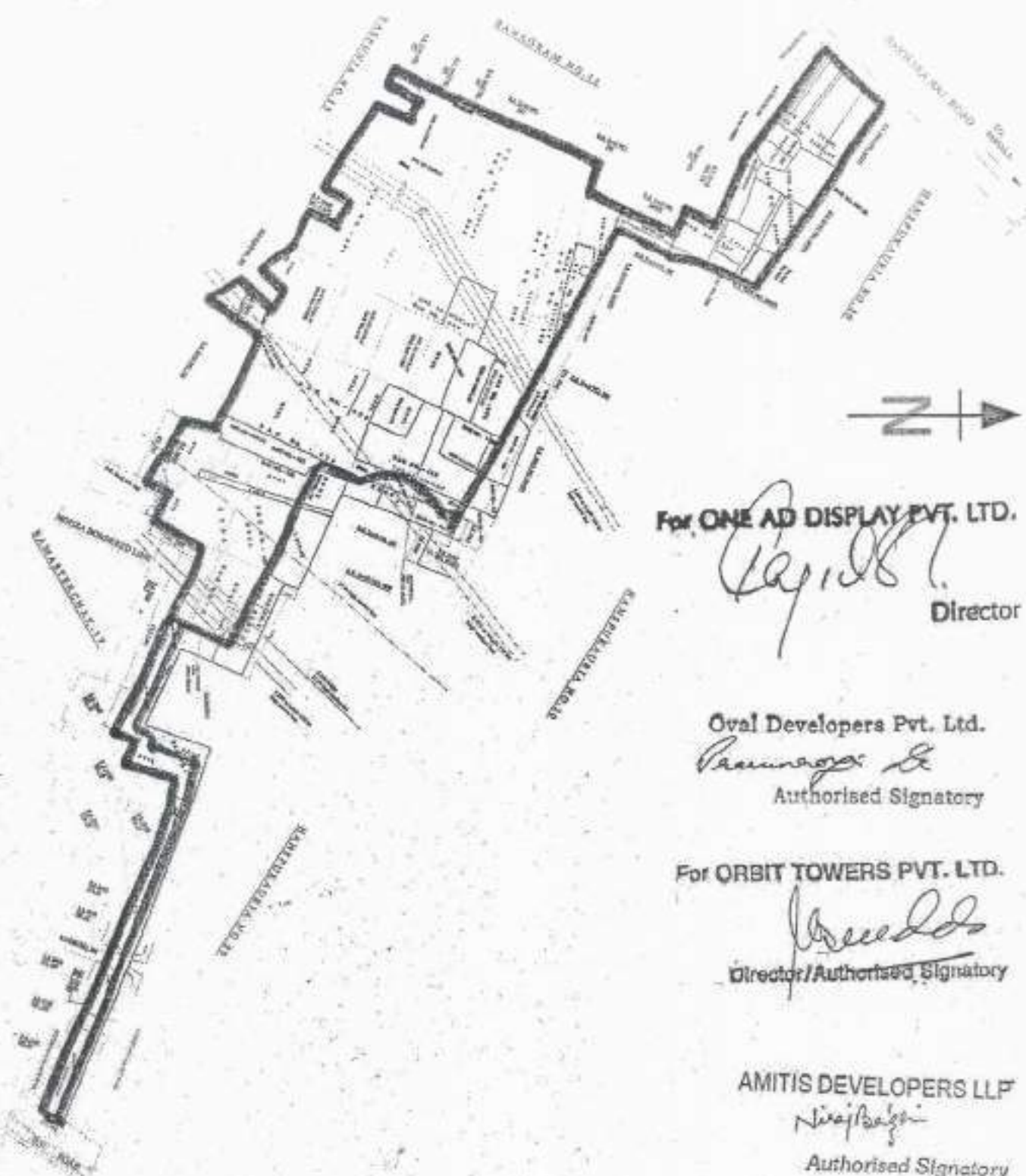
Signed and Delivered by the within named
AMITIS DEVELOPERS LLP
through its Authorised Signatory
Mr. Niraj Bagri
in the presence of

AMITIS DEVELOPERS LLP


Authorised Signatory

Sarajin Saha
25A, Shakti Saha Sarani,
Kolkata - 700017.

Drafted by me
K. C. Kamnaker
Advocate
High Court, Calcutta
WB/867/183



For ONE AD DISPLAY PVT. LTD.

Capital
Director

Oval Developers Pvt. Ltd.

Ramnarayan &
Authorised Signatory

For ORBIT TOWERS PVT. LTD.

Aravind
Director/Authorised Signatory

AMITIS DEVELOPERS LLP

Niraj Bhatnagar
Authorised Signatory

AMITIS DEVELOPERS LLP
2nd Floor, 100 Feet Road, Sector 10, Gurgaon, Haryana 122002
Phone: +91 1299 444444 | Email: amitis@amitis.com

JICA PLAN
JICA (Japan International Cooperation Agency) is a member organization of the World Bank Group, which provides financial and technical assistance to developing countries.

LAND ACQUISITION PLAN
This plan shows the layout of the land to be acquired for the project. The area is bounded by the following roads: [Road names listed in the plan].

SCALE
1:1000

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	REMARKS
1	Plot Area	100000	9290.35	
2	Building Area	50000	4645.18	
3	Open Area	50000	4645.18	
4	Plot Area	100000	9290.35	
5	Building Area	50000	4645.18	
6	Open Area	50000	4645.18	
7	Plot Area	100000	9290.35	
8	Building Area	50000	4645.18	
9	Open Area	50000	4645.18	
10	Plot Area	100000	9290.35	
11	Building Area	50000	4645.18	
12	Open Area	50000	4645.18	
13	Plot Area	100000	9290.35	
14	Building Area	50000	4645.18	
15	Open Area	50000	4645.18	
16	Plot Area	100000	9290.35	
17	Building Area	50000	4645.18	
18	Open Area	50000	4645.18	
19	Plot Area	100000	9290.35	
20	Building Area	50000	4645.18	
21	Open Area	50000	4645.18	
22	Plot Area	100000	9290.35	
23	Building Area	50000	4645.18	
24	Open Area	50000	4645.18	
25	Plot Area	100000	9290.35	
26	Building Area	50000	4645.18	
27	Open Area	50000	4645.18	
28	Plot Area	100000	9290.35	
29	Building Area	50000	4645.18	
30	Open Area	50000	4645.18	
31	Plot Area	100000	9290.35	
32	Building Area	50000	4645.18	
33	Open Area	50000	4645.18	
34	Plot Area	100000	9290.35	
35	Building Area	50000	4645.18	
36	Open Area	50000	4645.18	
37	Plot Area	100000	9290.35	
38	Building Area	50000	4645.18	
39	Open Area	50000	4645.18	
40	Plot Area	100000	9290.35	
41	Building Area	50000	4645.18	
42	Open Area	50000	4645.18	
43	Plot Area	100000	9290.35	
44	Building Area	50000	4645.18	
45	Open Area	50000	4645.18	
46	Plot Area	100000	9290.35	
47	Building Area	50000	4645.18	
48	Open Area	50000	4645.18	
49	Plot Area	100000	9290.35	
50	Building Area	50000	4645.18	
51	Open Area	50000	4645.18	
52	Plot Area	100000	9290.35	
53	Building Area	50000	4645.18	
54	Open Area	50000	4645.18	
55	Plot Area	100000	9290.35	
56	Building Area	50000	4645.18	
57	Open Area	50000	4645.18	
58	Plot Area	100000	9290.35	
59	Building Area	50000	4645.18	
60	Open Area	50000	4645.18	
61	Plot Area	100000	9290.35	
62	Building Area	50000	4645.18	
63	Open Area	50000	4645.18	
64	Plot Area	100000	9290.35	
65	Building Area	50000	4645.18	
66	Open Area	50000	4645.18	
67	Plot Area	100000	9290.35	
68	Building Area	50000	4645.18	
69	Open Area	50000	4645.18	
70	Plot Area	100000	9290.35	
71	Building Area	50000	4645.18	
72	Open Area	50000	4645.18	
73	Plot Area	100000	9290.35	
74	Building Area	50000	4645.18	
75	Open Area	50000	4645.18	
76	Plot Area	100000	9290.35	
77	Building Area	50000	4645.18	
78	Open Area	50000	4645.18	
79	Plot Area	100000	9290.35	
80	Building Area	50000	4645.18	
81	Open Area	50000	4645.18	
82	Plot Area	100000	9290.35	
83	Building Area	50000	4645.18	
84	Open Area	50000	4645.18	
85	Plot Area	100000	9290.35	
86	Building Area	50000	4645.18	
87	Open Area	50000	4645.18	
88	Plot Area	100000	9290.35	
89	Building Area	50000	4645.18	
90	Open Area	50000	4645.18	
91	Plot Area	100000	9290.35	
92	Building Area	50000	4645.18	
93	Open Area	50000	4645.18	
94	Plot Area	100000	9290.35	
95	Building Area	50000	4645.18	
96	Open Area	50000	4645.18	
97	Plot Area	100000	9290.35	
98	Building Area	50000	4645.18	
99	Open Area	50000	4645.18	
100	Plot Area	100000	9290.35	



SITE PLAN OF MOUZA SAMASTERCHAK, J.L. NO.-17, R.S. DAG NO.- 23/165, 23, 15, 15/162, 15/163, 14, 13, 11, 12, 3 P.S.-BISHNUPUR, DIST. 24-PGS(S)

SCALE 1" = 155'-0"

TOTAL AREA = 180.92 DEC. (MORE OR LESS)

OVAL

MKD.	PART	DAG. NO.	AREA(DCM)
I	I	12	22
J	II	3	9.65
	TOTAL		31.65

ONE AD

MKD.	PART	DAG. NO.	AREA(DCM)
A	I	11	10.00
B	II	13	17.00
C	III	14	8.50
D	IV	15	1.54
E	V	15/162	2.00
F	VI	15/163	7.96
G	VII	23	14.37
H	VIII	23/165	2.63
	TOTAL		64.00

ROOS

MKD.	PART	DAG. NO.	AREA(DCM)
K	I	11	8.00
L	II	13	15.13
M	III	14	7.50
N	IV	15	1.33
O	V	15/162	1.75
P	VI	15/163	7.04
Q	VII	23	12.01
R	VIII	23/165	2.24
S	IX	3	10.02
T	X	12	20.25
	TOTAL		85.27

For ONE AD DISPLAY PVT. LTD.
Ray

Director

For ORBIT TOWERS PVT. LTD.

[Signature]
Director/Authorized Signatory

Oval Developers Pvt. Ltd.

[Signature]
Authorized Signatory

ITIS DEVELOPERS LLP

[Signature]
Authorized Signatory





SITE PLAN OF MOUZA SAMASTERCHAK, J.L. NO.-17, R.S. DAG NO.- 23/165,23,
15,15/162,15/163,14,13,11,12,3 P.S.-BISHNUPUR, DIST. 24-PGS(S)

SCALE 1" = 155'-0"

TOTAL AREA = 180.92 DEC. (MORE OR LESS)

OVAL

MKD.	PART	DAG. NO.	AREA(DCM)
I	I	12	22
J	II	3	9.65
	TOTAL		31.55

ONE AD

MKD.	PART	DAG. NO.	AREA(DCM)
A	I	11	10.00
B	II	13	17.00
C	III	14	6.50
D	IV	15	1.54
E	V	15/162	2.00
F	VI	15/163	7.96
G	VII	23	14.37
H	VIII	23/165	2.63
	TOTAL		64.00

ROOS

MKD.	PART	DAG. NO.	AREA(DCM)
K	I	11	8.00
L	II	13	15.13
M	III	14	7.50
N	IV	15	1.33
O	V	15/162	1.75
P	VI	15/163	7.04
Q	VII	23	12.01
R	VIII	23/165	2.24
S	IX	3	10.02
T	X	12	20.25
	TOTAL		85.27

For ONE AD DISPLAY PVT. LTD.
[Signature]
Director

For ORBIT TOWERS PVT. LTD.
[Signature]
Director/Authorised Signatory

Oval Developers Pvt. Ltd.
[Signature]
Authorised Signatory

ITIS DEVELOPERS LLP
[Signature]
Authorised Signatory



SPECIMEN FORM TEN FINGER PRINTS



Signature of the Executants and/or Presentants	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Cap: 287.</i>	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Signature of the Executants and/or Presentants	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Ramap. S.</i>	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SPECIMEN FORM TEN FINGER PRINTS



Signature of the Executants and/or Presentants	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Preald</i>	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Signature of the Executants and/or Presentants	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Ningbo</i>	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

DATED THIS 30th DAY OF September 2017

BETWEEN

1. ONE AD DISPLAY PRIVATE LIMITED
 2. OVAL DEVELOPERS PRIVATE LIMITED
 3. ORBIT TOWERS PRIVATE LIMITED
- AND
AMITIS DEVELOPERS LLP

DEVELOPMENT AGREEMENT





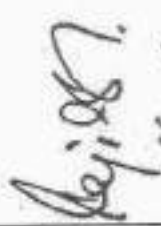






Government of West Bengal

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



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

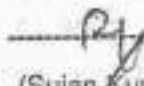
Signature / LTI Sheet of Query No/Year 19010000869246/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJIV R GHOSH 10/1G, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Land Lord [ONE Ad Display Pvt Ltd]		6726 	 16.10.15.
2	Mr PRASUN RANJAN DE MANSAROVAR BUILDING, 3 B, CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Land Lord [Oval Developer s Pvt Ltd]		6727 	 16/10/2015
3	Mr DILEEP SINGH MEHTA 3B, CAMCAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Land Lord [Orbit Towers Pvt Ltd]		6728 	 16/10/2015

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

Sl. No.	Name of the Executant	Category		Finger Print 6725	Signature with date
REPRESENTANT	Mr NIRAJ BAGRI 10/1C, DIAMOND HARBOUR ROAD, P.O.- ALIPORE, P.S.- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Developer [Amitis Developers LLP]			Niraj Bagri 16/10/2015
	Sl. No.	Name and Address of Identifier	Identifier of	Signature with date	
1	Smt SUDARSANA DAW Daughter of Dr N K DAW HIGH COURT, CALCUTTA, F 1517/1052/2011, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr RAJIV R GHOSH, Mr PRASUN RANJAN DE, Mr DILEEP SINGH MEHTA, Mr NIRAJ BAGRI	Sudarsana Daw 16.10.2015		


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal

GOVERNMENT OF WEST BENGAL
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201516-002244558-1
 GRN Date: 04/11/2015 15:13:44
 BRN: 3754498

Payment Mode: Online Payment

Bank: United Bank
 BRN Date: 04/11/2015 03:16:31

DEPOSITOR'S DETAILS

Id No. : 19010000869246/1/2015
 (Query No./Query Year)

Name : FOX AND MANDAL
 Contact No. : 22484843 Mobile No. : +91 9830725867
 E-mail : karthikeyan.d@foxmandal.com
 Address : 12 OLD POST OFFICE STREET
 KOLKATA 700001
 Applicant Name : Mr SARAJ KUMAR DAS
 Office Name :
 Office Address :
 Status of Depositor : Solicitor firm
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No 1

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010000869246/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	19010000869246/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	101

Total 75121

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
Sl. No.	Name and Address of Presentant
1	Mr NIRAJ BAGRI 10/1C, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ONE Ad Display Pvt Ltd 10/1G, DIAMOND HARBOUR ROPAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAACO8390C;; Status : Organization; Represented by representative as given below:-
1(1)	Mr RAJIV R GHOSH 10/1G, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India;; Status : Representative; Date of Execution : 30/09/2015; Date of Admission : 16/10/2015; Place of Admission of Execution : Pvt. Residence
2	Oval Developers Pvt Ltd MANSAROVAR BUILDING, 3B, CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAACO7628P;; Status : Organization; Represented by representative as given below:-
2(1)	Mr PRASUN RANJAN DE MANSAROVAR BUILDING, 3 B, CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India;; Status : Representative; Date of Execution : 30/09/2015; Date of Admission : 16/10/2015; Place of Admission of Execution : Pvt. Residence
3	Orbit Towers Pvt Ltd 3B, CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAACO3688F;; Status : Organization; Represented by representative as given below:-

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
3(1)	Mr DILEEP SINGH MEHTA 38, CAMCAC STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata. District:- Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Others. Citizen of: India.; Status : Representative; Date of Execution : 30/09/2015; Date of Admission : 16/10/2015; Place of Admission of Execution : Pvt. Residence

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Amitis Developers L L P 10/1C, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. ABBFA8013D,; Status : Organization; Represented by representative as given below:-
1(1)	Mr NIRAJ BAGRI 10/1C, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Representative; Date of Execution : 30/09/2015; Date of Admission : 16/10/2015; Place of Admission of Execution : Pvt. Residence

B: Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Smt SUDARSANA DAW Daughter of Dr N K DAW HIGH COURT, CALCUTTA, F 1517/1052/2011, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr RAJIV R GHOSH, Mr PRASUN RANJAN DE, Mr DILEEP SINGH MEHTA, Mr NIRAJ BAGRI	

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Bariagram	RS Plot No:- 358 RS Khatian No:- 1153	15 Dec	1/-	24,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 359 RS Khatian No:- 1153	2.75 Dec	1/-	4,40,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 362, RS Khatian No:- 1153	74.83 Dec	1/-	1,19,72,800/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 363, RS Khatian No:- 1153	19.92 Dec	1/-	31,87,200/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 364, RS Khatian No:- 1153	41 Dec	1/-	32,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 364, RS Khatian No:- 1152	34 Dec	1/-	27,20,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 385, RS Khatian No:- 1152	9.89 Dec	1/-	7,91,200/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L8	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 386, RS Khatian No:- 1152	1.39 Dec	1/-	1,11,200/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L9	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 389, RS Khatian No:- 1152	87.07 Dec	1/-	69,65,600/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L10	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 390, RS Khatian No:- 1152	73 Dec	1/-	58,40,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L11	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 391, RS Khatian No:- 1152	35.18 Dec	1/-	28,14,400/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L12	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 392, RS Khatian No:- 1153	24 Dec	1/-	19,20,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L13	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 392, RS Khatian No:- 1152	2 Dec	1/-	1,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L14	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 393, RS Khatian No:- 1152	3.5 Dec	1/-	2,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L15	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 411, RS Khatian No:- 1153	10.85 Dec	1/-	8,68,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L16	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 412, RS Khatian No:- 1153	82 Dec	1/-	65,60,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L17	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 413, RS Khatian No:- 1154	23 Dec	1/-	18,40,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L18	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 414, RS Khatian No:- 1153	70 Dec	1/-	56,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L19	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 415, RS Khatian No:- 1152	280.53 Dec	1/-	2,24,42,400/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L20	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 415, RS Khatian No:- 1153	58 Dec	1/-	52,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L21	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 416, RS Khatian No:- 1152	302.66 Dec	1/-	2,42,14,400/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L22	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 417, RS Khatian No:- 1152	60 Dec	1/-	48,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L23	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 418, RS Khatian No:- 1152	65 Dec	1/-	52,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L24	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 419, RS Khatian No:- 1152	17 Dec	1/-	13,60,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L25	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 420, RS Khatian No:- 1152	209.87 Dec	1/-	1,67,89,600/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L26	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 421, RS Khatian No:- 1153	76.92 Dec	1/-	61,53,600/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L27	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 422 , RS Khatian No:- 1153	6.5 Dec	1/-	6,20,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L28	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 423 , RS Khatian No:- 1172	91.22 Dec	1/-	72,97,600/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L29	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: BHANDARIA KASTEKUMARI, Mouza: Banagram	RS Plot No:- 424 , RS Khatian No:- 1152	76.81 Dec	1/-	61,44,800/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L30	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 1 , RS Khatian No:- 344	43.5 Dec	1/-	2,17,50,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L31	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 3 , RS Khatian No:- 344	31.65 Dec	1/-	1,58,25,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L32	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 11 , RS Khatian No:- 344	10 Dec	1/-	50,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L33	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 12 , RS Khatian No:- 344	22 Dec	1/-	1,10,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L34	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 13 , RS Khatian No:- 344	17 Dec	1/-	85,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L35	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 14, RS Khatian No:- 344	8.5 Dec	1/-	42,50,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L36	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15, RS Khatian No:- 344	1.54 Dec	1/-	7,70,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L37	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15/162, RS Khatian No:- 344	2 Dec	1/-	10,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L38	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15/163, RS Khatian No:- 344	7.96 Dec	1/-	39,80,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L39	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 23, RS Khatian No:- 344	14.37 Dec	1/-	1,43,70,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L40	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 23/165, RS Khatian No:- 344	2.63 Dec	1/-	26,30,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	ONE Ad Display Pvt Ltd	Amitis Developers L L P	15	100
L2	ONE Ad Display Pvt Ltd	Amitis Developers L L P	2.75	100
L3	ONE Ad Display Pvt Ltd	Amitis Developers L L P	74.83	100
L4	ONE Ad Display Pvt Ltd	Amitis Developers L L P	19.92	100
L5	ONE Ad Display Pvt Ltd	Amitis Developers L L P	41	100
L6	ONE Ad Display Pvt Ltd	Amitis Developers L L P	34	100

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L7	ONE Ad Display Pvt Ltd	Amitis Developers L L P	9.89	100
L8	ONE Ad Display Pvt Ltd	Amitis Developers L L P	1.39	100
L9	ONE Ad Display Pvt Ltd	Amitis Developers L L P	87.07	100
L10	ONE Ad Display Pvt Ltd	Amitis Developers L L P	73	100
L11	ONE Ad Display Pvt Ltd	Amitis Developers L L P	32	90.9608
	Oval Developers Pvt Ltd	Amitis Developers L L P	3.18	9.03923
L12	ONE Ad Display Pvt Ltd	Amitis Developers L L P	24	100
L13	ONE Ad Display Pvt Ltd	Amitis Developers L L P	2	100
L14	ONE Ad Display Pvt Ltd	Amitis Developers L L P	3.5	100
L15	Oval Developers Pvt Ltd	Amitis Developers L L P	10.85	100
L16	ONE Ad Display Pvt Ltd	Amitis Developers L L P	82	100
L17	Oval Developers Pvt Ltd	Amitis Developers L L P	23	100
L18	ONE Ad Display Pvt Ltd	Amitis Developers L L P	35	50
	Oval Developers Pvt Ltd	Amitis Developers L L P	35	50
L19	ONE Ad Display Pvt Ltd	Amitis Developers L L P	280.53	100
L20	ONE Ad Display Pvt Ltd	Amitis Developers L L P	68	100
L21	ONE Ad Display Pvt Ltd	Amitis Developers L L P	28.87	9.53813
	Orbit Towers Pvt Ltd	Amitis Developers L L P	249.66	82.4832
	Oval Developers Pvt Ltd	Amitis Developers L L P	24.15	7.97872
L22	ONE Ad Display Pvt Ltd	Amitis Developers L L P	60	100
L23	ONE Ad Display Pvt Ltd	Amitis Developers L L P	65	100
L24	ONE Ad Display Pvt Ltd	Amitis Developers L L P	17	100
L25	ONE Ad Display Pvt Ltd	Amitis Developers L L P	43.99	20.9606
	Oval Developers Pvt Ltd	Amitis Developers L L P	165.88	79.0394
L26	ONE Ad Display Pvt Ltd	Amitis Developers L L P	38.67	47.6729
	Oval Developers Pvt Ltd	Amitis Developers L L P	40.25	52.3271
L27	ONE Ad Display Pvt Ltd	Amitis Developers L L P	6.5	100
L28	Oval Developers Pvt Ltd	Amitis Developers L L P	91.22	100
L29	ONE Ad Display Pvt Ltd	Amitis Developers L L P	25.61	33.342
	Oval Developers Pvt Ltd	Amitis Developers L L P	51.2	66.658
L30	Oval Developers Pvt Ltd	Amitis Developers L L P	43.5	100
L31	Oval Developers Pvt Ltd	Amitis Developers L L P	31.65	100
L32	ONE Ad Display Pvt Ltd	Amitis Developers L L P	10	100
L33	Oval Developers Pvt Ltd	Amitis Developers L L P	22	100
L34	ONE Ad Display Pvt Ltd	Amitis Developers L L P	17	100

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L35	ONE Ad Display Pvt Ltd	Amitis Developers L L P	8.5	100
L36	ONE Ad Display Pvt Ltd	Amitis Developers L L P	1.54	100
L37	ONE Ad Display Pvt Ltd	Amitis Developers L L P	2	100
L38	ONE Ad Display Pvt Ltd	Amitis Developers L L P	7.96	100
L39	ONE Ad Display Pvt Ltd	Amitis Developers L L P	14.37	100
L40	ONE Ad Display Pvt Ltd	Amitis Developers L L P	2.63	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SARAJ KUMAR DAS
Address	10, OLD POST OFFICE ST., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190108809 / 2015

Query No/Year	19010000869246/2015	Serial no/Year	1901008270 / 2015
Deed No/Year	I - 190108809 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr NIRAJ BAGRI	Presented At	Private Residence
Date of Execution	30-09-2015	Date of Presentation	16-10-2015

Remarks

On 16/10/2015

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

Presented for registration at 16:20 hrs on : 16/10/2015, at the Private residence by Mr NIRAJ BAGRI .

Certificate of Market Value (WB PUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,70,27,800/-

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

Execution is admitted on 16/10/2015 by

Mr RAJIV R GHOSH

Identified by Smt SUDARSANA DAW, Daughter of Dr N K DAW, HIGH COURT, CALCUTTA, F
1517/1052/2011, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN
- 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 16/10/2015 by

Mr PRASUN RANJAN DE

Identified by Smt SUDARSANA DAW, Daughter of Dr N K DAW, HIGH COURT, CALCUTTA, F
1517/1052/2011, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN
- 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 16/10/2015 by

Mr DILEEP SINGH MEHTA

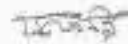
Identified by Smt SUDARSANA DAW, Daughter of Dr N K DAW, HIGH COURT, CALCUTTA, F
1517/1052/2011, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN
- 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 16/10/2015 by

Mr NIRAJ BAGRI

Identified by Smt SUDARSANA DAW, Daughter of Dr N K DAW, HIGH COURT, CALCUTTA, F
1517/1052/2011, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN



(Sujan Kumar Maity)

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

On 06/11/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment

1. Rs 101/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: United Bank (UTBI00CH175)

Payment of Stamp Duty

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

Description of Online Payment

1. Rs 75,020/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: United Bank (UTBI00CH175)



(Sujan Kumar Maity)

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

On 07/11/2015

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

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

Payment of Stamp Duty

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

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 047677, Purchased on 28/09/2015, Vendor named S Sarkar

(Sujan Kumar Maity)

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

of Registration under section 60 and Rule 69.

in Book - I

no number 1901-2015, Page from 152852 to 152932

No 190106809 for the year 2015.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
 MAITY
 Date: 2015.11.12 15:03:47 +05:30
 Reason: Digital Signing of Deed.

an Kumar Maity) 12/11/2015 15:03:46

Major Information of the Deed

Deed No :	I-1904-07260/2019	Date of Registration	23/07/2019
Query No / Year	1904-0000998695/2019	Office where deed is registered	
Query Date	25/06/2019 5:02:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUDIPA BHATTACHARYA HASTINGS CHAMBERS, GR FLOOR, 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831314834, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 5,66,53,616/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, Pin Code : 700139

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2	LR-609	Bastu	Shall	77 Dec		5,66,53,616/-	Property is on Road Adjacent to Metal Road.
Grand Total :					77Dec	0 /-	566,53,616 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OVAL DEVELOPERS PRIVATE LIMITED , MANSAROVAR BUILDING, 3B, CAMAC STREET, P.O:- CAMAC STREET, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAACO7628P, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Amitis Developers LLP , 10/1C, Diamond Harbour Road, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: ABBFA8013D, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SUBHA CHAKRABARTI (Presentant) Son of Late NIRANJAN CHAKRABARTI , Godrej Waterside Tower II Unit -, DP 5 Sector V Salt Lake, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABVPC7307E Status : Representative, Representative of : Amitis Developers LLP (as Authorised Signatory)
2	Mr JAHAN NUMAZAR MEHTA Son of Mr NUMAZAR DORAB MEHTA , 10/1C, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, , PAN No.:: AEYPM8840E Status : Representative, Representative of : OVAL DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJEET SARKAR Son of Mr B M SARKAR , GODREJ WATERSIDE, TOWER-II, UNIT-109, SALT LAKE, Block/Sector: SEC-V, P.O:- SECH BHAWAN, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091			
Identifier Of Mr SUBHA CHAKRABARTI, Mr JAHAN NUMAZAR MEHTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	OVAL DEVELOPERS PRIVATE LIMITED	Amitis Developers LLP-77 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, Pin Code : 700139

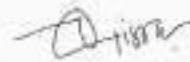
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2, LR Khatian No:- 609	Owner:ওভাল ডেভেলপার্স প্রাইভেট লিমিটেড, Gurdian:জাহান এ মেহতা, Address:কোল-700016 , Classification:শালি, Area:0.77000000 Acre.	OVAL DEVELOPERS PRIVATE LIMITED

Endorsement For Deed Number : I - 190407260 / 2019

On 27-06-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,66,53,616/-



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 22-07-2019

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

Presented for registration at 17:10 hrs on 22-07-2019, at the Private residence by Mr SUBHA CHAKRABARTI ..

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

Execution is admitted on 22-07-2019 by Mr SUBHA CHAKRABARTI, Authorised Signatory, Amitis Developers LLP (LLP), , 10/1C, Diamond Harbour Road, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr SUBHAJEET SARKAR, , Son of Mr B M SARKAR, , GODREJ WATERSIDE, TOWER-II, UNIT-109, SALT LAKE, Sector: SEC-V, P.O: SECH BHAWAN, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

Execution is admitted on 22-07-2019 by Mr JAHAN NUMAZAR MEHTA, AUTHORISED SIGNATORY, OVAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), , MANSAROVAR BUILDING, 3B, CAMAC STREET, P.O:- CAMAC STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr SUBHAJEET SARKAR, , Son of Mr B M SARKAR, , GODREJ WATERSIDE, TOWER-II, UNIT-109, SALT LAKE, Sector: SEC-V, P.O: SECH BHAWAN, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 23-07-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:00AM with Govt. Ref. No: 192019200044402081 on 19-07-2019, Amount Rs: 101/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 854685019 on 19-07-2019, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75.020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4311, Amount: Rs.100/-, Date of Purchase: 29/05/2019, Vendor name: S A Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:00AM with Govt. Ref. No: 192019200044402081 on 19-07-2019, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 854685019 on 19-07-2019, Head of Account 0030-02-103-003-02



Tridip Misra
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 1904-2019, Page from 352559 to 352673

being No 190407260 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.08.08 12:58:45 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 08-08-2019 12:58:40
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS *22nd* DAY OF *July* 2019

BETWEEN

OVAL DEVELOPERS PRIVATE LIMITED
.....OWNER

AND

AMITIS DEVELOPERS LLP
.....DEVELOPER

DEVELOPMENT AGREEMENT

Sudipa Bhattacharya

Advocate

Hastings Chambers,

7C, Kiran Shankar Roy Road,

Ground Floor,

Kolkata-700 001

Mobile No. 9830264728/ 9432308551

Phone No. (office) 033-2262-4862