



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

1 734315

Handwritten notes:
 13/11/17
 1403313/54

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made at Kolkata on the 08th day of TWO THOUSAND AND SEVENTYSEVEN

BETWEEN

- (I) M/S. MIBIK PROPERTY PVT. LTD. having PAN : AACN1888B having its Registered Office at ITI, Landmark Terrace, P.O. Kalghat, P. S. Lake, Kolkata -700 026.
- (II) M/S. NIRMAL COMPLEX PVT. LTD. having PAN : AACN2822G, having its Registered Office at ITI, Landmark Terrace, P.O. Kalghat, P. S. Lake, Kolkata -700 026.
- (III) M/S. NAWAL FINANCIAL AND SERVICES PVT. LTD. having PAN : AACN2128B, having its Registered Office at ITI, Landmark Terrace, P.O. Kalghat, P. S. Lake, Kolkata -700 026.

Certified that the document is authentic registration. The signature shows proper endorsement given in accordance with the document be the part of the document.

Signature:
 1403313/54
 13/11/17

8 NOV 2017

EDEN RICHMOND PARK LLP

Signature:
 1403313/54
 13/11/17

(4) M/S. MAINK HOUSING PVT. LTD, holding PAN: AAECM3890L, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(5) M/S. CALVIN MARKETING PVT. LTD., holding PAN: AAHCCT886A, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(6) M/S. DYNASTY VANIYA PVT. LTD, holding PAN: AAHC301131F, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(7) M/S. MAHUR ENCLAVE PVT. LTD, holding PAN: AAECM3890L, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(8) M/S. MEMORY ESTATE PVT. LTD, holding PAN: AAECM3890L, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(9) M/S. PUJINDIA PROMOTERS PVT. LTD, holding PAN: AADCF5434H, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(10) M/S. DRIVER ENCLAVE PVT. LTD, holding PAN: AAAC073885, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(11) M/S. BITORAJ COMPLEX PVT. LTD, holding PAN: AAAC073885, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(12) M/S. LADKA TRADECOM PVT. LTD, holding PAN: AAAC13342F, having its respective Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(13) M/S. JEEVANDEEP TRADING COMPANY PVT. LTD., holding PAN: AAAEIT344D, having its respective registered office at 10/12, Syed Sahay Lane, 1st Floor, Barabazar, Kolkata - 700073.

(14) M/S. MAINCOM GOODS PVT. LTD., holding PAN: AAACR3111M, having its respective registered office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

(15) M/S. ARAD DEALER PVT. LTD holding PAN: AACCA3435G, having its Registered Office at 17/1, Laxmiwara Terrace, P.O. Kalighat, P. S. Lake, Kolkata - 700 028.

EDEN RICHMOND PARK LLP


Company Secretary

Scanned by CamScanner

[Handwritten mark]



[Faint, illegible text]

6 NOV 2007

(16) M/S. NIRAJ DEALER PVT. LTD., holding PAN : AAHCN837EM, having its registered office at 171, Landmark Terrace, P.O. Kalighat, P. S. Lake, Kolkata -700 026

(17) M/S. HRINDRAN ENCLAVE PVT. LTD., holding PAN : AACCH018EC, having its Registered Office at 171, Landmark Terrace, Kolkata -700 026, P. S. - Lake.

(18) M/S. BILSIBHINI CONSTRUCTION PVT. LTD., holding PAN : AACCH0499K, having its registered office at 171, Landmark Terrace, P.O. Kalighat, P. S. Lake, Kolkata -700 026.

(19) M/S. KASTURI MERCANTILE PVT. LTD., holding PAN : AAHC63829G, having its registered office at 171, Landmark Terrace, P.O. Kalighat, P. S. Lake, Kolkata -700 026.

(20) M/S. BAJRANG MANSION PVT. LTD., holding PAN : AADCH4549H, having its registered office at 171, Landmark Terrace, P.O. Kalighat, P. S. Lake, Kolkata -700 026, and

(21) M/S. SWAGHATAM DISTRIBUTOR PVT. LTD., holding PAN : AAIC80031L, having its registered office at 171, Landmark Terrace, P.O. Kalighat, P. S. Lake, Kolkata -700 026.

All are Private Limited Companies with the meaning of the Companies Act, 1956 as extended by the Companies Act, 2013, represented by their Authorized Signatory, MR. ADITYA AGARWAL, son of Mr. Sashi Agarwal, holding PAN : AEEB6767ED working for gain at 171, Landmark Terrace, P. S. - Lake, Kolkata 700 026. hereinafter referred to as the FIRST PARTY/OWNERS (which term or expression shall unless excluded by an agreement to the subject or contract be deemed to mean and include its successors and/or successors by office/tenure and - assigns) of the ONE PARTY

AND

M/S. EREN RICHMOND PARK LLP (PAN : AAYFA081HA), a Limited Liability Partnership incorporated in accordance with the provisions of the Limited Liability Partnership Act 2008, having its Registered Office at 171, Landmark Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026 and represented by its authorized signatory MR. ANSHU MOHA, son of Dr. Ashok Kumar Moha, holding PAN : AGLPMT446C, working for gain at 19, Lord Shaha Road, P. O. Hillside Street, P. S. Shakti Square Barui, Kolkata 700 071, hereinafter referred to as the SECOND PARTY/DEVELOPER (which term or expression shall unless excluded by an agreement to the subject or contract be deemed to mean and include its present partner and/or

EREN RICHMOND PARK LLP

Authorized Partner/Authorized Signatory

Handwritten mark



Handwritten signature
Director, Department of Health
Government of Karnataka

6 NOV 2017

Parties who may vary on the business of Eden Richmond Park LLP and their respective legal representatives, executors, administrators and assigns of the OTHER PART

WHEREAS:

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

II) RECITAL

PART I

1) WHEREAS One (1) SMT. CHAM @ CHABIRANI PATRA, wife of Late Radha Kishan Patra AND (2) SMT. SONALI PATRA @ MENDAL, wife of Late Prasad Mendal and daughter of Late Radha Kishan Patra, jointly, became the absolute owners in respect of 10th undivided share in 34 Katha 01 Chataka i.e., 13 Katha 07 Chataka 01 Square Feet of land lying in Mohan - Barabankota, Pargana - Muzaffar, E. S. No. 134, Taluq No. 41821, L.L. No. 31, R.S. Dag No. 312 under R.S. Khatian No. 103, corresponding to L.R. Dag No. 350 under L.R. Estate Number 389 & 1445, P.S. - Bahadurpur, District 24 Pargana (South) by virtue of sale deed and succession.

2) AND WHEREAS the aforesaid owners while enjoying right, title, interest and possession in respect of their aforesaid property measuring more or less 13 Katha 07 Chataka 01 Square Feet, sold conveyed and transferred their aforesaid undivided share in the said land to M/s. Merit Property Pvt. Ltd. & Others, the Owners herein, in pursuance to sale by virtue of a 'Deed of Conveyance', which was registered in the office of A.R.A. - I, Kolkata on 28.08.2014, and duly recorded in Book no. -4, CD Volume No. 18, written in pages from 6905 to 6928 being Deed No. 8981 for the year 2014.

PART II

3) WHEREAS One NIMI SITANATHI PATRA, wife of Late Bijay Kumar Patra became the absolute owner of 10th undivided share in 34 Katha 05 Chataka i.e., 04 Katha 14 Chataka

EDEN RICHMOND PARK LLP


Eden Richmond Park (India) Private Limited

Scanned by CamScanner

9



Director, Laboratory of
Genetics, School of Agriculture

6 NOV 2017

19 Square Feet of land lying in Mohan - Banachandrapur, Pargana - Muzaffar, E.S. No. 124, Topi No. 41881, J.L. No. 11, R.S. Dag No. 312 under R.S. Khata No. 122 corresponding to L.R. Dag No. 150 under L.R. Khata No. 333, P. 3. - Mandaryar, District 24 Pargana (South) by virtue of inheritance and succession from his father.

- 4) AND WHEREAS while enjoying the right - title, interest and possession in respect of his schedule property measuring more or less 61 Katka 14 Chotaka 19 Square Feet of land, **SURE SHANATHI PATHA**, son of Late Uday Kumar Patra, sold conveyed and transferred a part land of about 21 Katka 14 Chotaka 19 Square Feet to M/s. MIRA Property Pvt. Ltd. & Others, the Owners herein, in pursuance of sale by virtue of a 'Deed of Conveyance' which was registered in the office of A.R.A. 1, Khatia on 26/08/2014, and duly recorded in Book no. - 1, CD Volume No. - 78, entries in pages from 6990 to 6972 being Deed No. 8000 for the year 2014 and he retained the balance land of about 3 Katka with him.

TABLE III

- 1) WHEREAS One **SURE SHYAMAL PATHA** son of Late Rathi Khatra Patra became the absolute owner of 14th undivided share in 24 Katka 01 Chotaka i.e. 25 Katka 11 Chotaka 23 Square Feet of land lying in Mohan - Banachandrapur, Pargana - Muzaffar, E.S. No. 124, Topi No. 41881, J.L. No. 11, R.S. Dag No. 312 under R.S. Khata No. 122, corresponding to L.R. Dag No. 150 under L.R. Khata No. 333, P.S. Mandaryar, District 24 Pargana (South) by virtue of inheritance and succession from his father.

- 2) AND WHEREAS while enjoying the right - title, interest and possession in respect of his schedule property measuring more or less, 01 Katka 11 Chotaka 23 Square Feet of land, **SURE SHYAMAL PATHA** son of Late Rathi Khatra Patra sold conveyed and his absolute and ceded share in the said land to M/s. MIRA Property Pvt. Ltd. & Others, the Owners herein, in pursuance of sale by virtue of a 'Deed of Conveyance' which was registered in the office of A.R.A. 1, Khatia on 26/08/2014, and duly recorded in Book no. - 1, CD Volume No. 78, pages from 6988 to 7011, Deed No. 8071 for the year 2014.

ERIN FERMINO PASHA JCP


 Registrar, Pargana, Muzaffar

[Handwritten mark]



[Faint, illegible text]

NOV 2017

which was registered in the office of A.R.A. - I, Kolkata on 28.08.2014, and duly recorded in Book no. 1, CD Volume No. 18, pages from 7037 to 7040, Deed No. 8073 for the year 2014.

PART VI

11) WHEREAS One 1) SMT. PROJAPATI PATRA, daughter of Late Bijoy Kumar Patra, 2) SMT. MINATI MONDAL, wife of Palak Mondal and daughter of Late Bijoy Kumar Patra and 3) SMT. TAPATI MONDAL, wife of Shri Bhawanish Mondal and daughter of Late Bijoy Kumar Patra became the absolute joint owners of 27th undivided share in 34 Katta 05 Chataka Lt., 14 Katta 11 Chataka 12 Square Feet of land lying in Mysore - Ratanbanshopur, pargana - Mogra, R.S. No. 114, Topi No. 41801, I.L. No. 71, R.S. Dag No. 312 under R.S. Khata No. 123, corresponding to L.R. Dag No. 259 under L.R. Khata No. 808, P.S. Haridevpur, District 24 Parganas (South) by virtue of inheritance and succession.

12) AND WHEREAS while enjoying the right, title, interest and possession in respect of their aforesaid property measuring more or less 14 Katta 11 Chataka 12 Square Feet sold conveyed and transferred their aforesaid undivided share in the said land to M/s. Mirik Property Pvt. Ltd. R. Ohsan, the Greater India, its promise to sell by virtue of a 'Deed of Conveyance', which was registered in the office of A.R.A. - I, Kolkata on 18.08.2014, and duly recorded in Book no. 1, CD Volume No. 19, pages from 7061 to 7063, Deed No. 8074 for the year 2014.

PART VII

13) WHEREAS One 1) SMT. SHEPALI MONDAL, wife of Shri Radha Mondal and daughter of Late Radha Krishna Patra and 2) SMT. DIPALI BOSE, wife of Shri Joydev Bose and daughter of Late Radha Krishna Patra became the absolute owners of 26th undivided share in 34 Katta 05 Chataka Lt., 11 Katta 07 Chataka of land lying in Mysore - Ratanbanshopur, pargana - Mogra, R.S. No. 114, Topi No. 41801, I.L. No. 71, R.S. Dag No. 312 under R.S. Khata No. 123, corresponding to L.R. Dag No. 259, P.S. Haridevpur, District 24 Parganas (South) by virtue of inheritance and succession.

FOR HIGH COURT PURPOSES


[Signature]

Scanned by CamScanner

[Handwritten mark]



[Handwritten signature]
Director (Public Relations)
Ministry of Health, Government of India

26 NOV 2012

... and ... in ...

... of ...

The ...

It was ...

Handwritten signature and stamp

20



Division Sub-Region 6
41000, Street 28 Avenue

16 NOV 2017

each apartment, common area and car parking space capable of being held and/or enjoyed independently of each other.

The Owners have agreed to grant the exclusive right of development in respect of their units (and or interest here or upon the said Freehold lots and in favour of the Developer herein with due intent and object that the Developer shall be entitled to erect and construct of a new building on the said Freehold subject to the terms and conditions hereinafter appearing.

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

ARTICLE - DEFINITIONS

- 1.1 In this agreement unless the context so permits the following expressions shall have the meanings assigned to them in order:
 - (i) ARCHITECT shall mean such person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said Project.
 - (ii) CONSENTS shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development.
 - (iii) DEVELOPMENT AGREEMENT shall mean this Agreement.
 - (iv) DEVELOPER shall mean the said MRS. 'EDEN RICHMOND PARK LLP' and shall mean and include the present Partner and/or Partners and/or those who may be taken in similar situation as Partner and/or Partners and their respective heirs, legal representatives, executors, administrators and assigns.
 - (v) DEVELOPER'S SHARE shall mean 84.27% (Eighty-Four and One-Fourth Percent) of the Gross revenue consequent to sale and transfer of the various flats and

EDEN RICHMOND PARK LLP

Original Partner Authorized Signatory

[Handwritten mark]



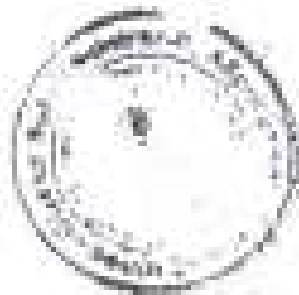
[Faint, illegible text]

NOV 2017

- apartments constructed spaces and car parking spaces forming part of the development
- vi) **DEVELOPER'S OBLIGATIONS** shall mean the obligation imposed by the Developer, brief details will appear from the Second Schedule hereunder written
- vii) **DEVELOPMENT COSTS** shall mean the amounts to be incurred by the Developer for undertaking development of the Premises, brief details of which will appear from the Third Schedule hereunder written
- viii) **OWNER'S SHARE** shall mean 25.75% (Twenty and three-fourth Percent) of the Gross revenue accruing consequent to sale and transfer of the various flat units apartments constructed spaces and car parking spaces forming part of the development
- ix) **ENDUSERS** shall mean the various persons who shall occupy a Flat Unit in the said new building to be constructed at the said premises
- x) **GROSS RECEIPTS/REVENUE** shall mean the total revenues generated consequent to sale and transfer of the various flat units apartments constructed spaces and car parking spaces forming part of the development.
- xi) **PROJECT** shall mean the proposed new building to be constructed on the said Premises in accordance with the plan.
- xii) **PLAN** shall mean the plan to be sanctioned by the Kolkata Municipal Corporation authorities concerned and shall include any modifications made therein from time to time and sanctioned by the authorities concerned.
- xiii) **PREMISES** shall mean ALL THAT the Municipal Premises No. 8847, Rameshchandra (Dulais Road), Kolkata 700 184 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written)
- xiv) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Quantity Surveyors, Mechanical and/or Electrical Engineers, Surveyors and/or such other professionals engaged and/or contracted by the Developer from time to time.
- xv) **OWNERS** shall mean the Parties hereto of the First Part and shall mean and include their successors and/or assigns in all respects and assigns.
- xvi) **SERVICES** shall mean the supply to and the installations on the Premises of electricity, water, gas, telecommunication, internet, drainage and other services.

•

P



UNIVERSITY OF REGINA
LIBRARY SERVICES DEPARTMENT

26 NOV 2017

- (vii) SPECIFICATIONS shall mean as may be recommended by the recognized licensed holder Architect from time to time approved for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials shall be final and binding on the parties hereto severally and particularly described in the several schedules herein below.

ARTICLE II - INTERPRETATIONS

- 2.1 **Entire Agreement:**
- 2.1.1 **Contract** - where any part in this Agreement for the time being comprises of two or more persons, obligations expressed or implied to be made by or with the party are deemed to be made by or with the persons comprising the party jointly and severally;
A contract expressed to be made with more than one party is a contract made separately with each of those parties
- 2.1.2 **Gender and number** - Words importing one gender include all other genders, words importing the singular includes the plural and vice versa
- 2.1.3 **Headings** - The clause, paragraphs and schedules headings do not form part of this document and are not to be taken into account in its construction or interpretation
- 2.1.4 **Reference to statute** - unless expressly stated to the contrary any reference to a specific statute includes any statutory provision or modification, amendment or re-enactment of that statute and any regulations or orders made under that statute and any general reference to a statute includes any regulations or orders made under that statute
- 2.1.5 **Interpretation of "this Development Agreement"** - where the context so allows, the expression "this Development Agreement" includes any documents supplemental to or collateral with this document or entered into in accordance with this document
- 2.1.6 **Reference to clauses and schedules** - any reference in this document to a clause, sub-clause, paragraph, sub-paragraph or Schedules without further designation is to be construed as a reference to the clause, sub-clause, paragraph, sub-paragraph or Schedules in this document as numbered.

100



Director, Department of
Education, Government of Karnataka

05 NOV 2017

- 2.4) SPECIFICATIONS shall mean as may be recommended by the respective licensed building Authorities from time to time approved for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials shall be final and binding on the parties herein mentioned and particularly described in the least suitable levels below.

ARTICLE II - INTERPRETATION

- 2.1 In this Agreement:
- 2.1.1 Covenants - Where any part of this Agreement for the time being comprises of two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising the party jointly and severally.
A covenant expressed to be made with more than one party is a covenant made separately with each of those parties.
- 2.1.2 Gender and number - Words importing one gender include all other genders, words importing the singular include the plural and vice versa.
- 2.1.3 Headings - The clause, paragraphs and sub-clause headings do not form part of this document and are not to be taken into account in its construction or interpretation.
- 2.1.4 Reference to statute - unless expressly stated to the contrary any reference to a specific statute includes any statutory amendment or modification, amendment or re-enactment of that statute and any regulations or orders made under that statute and any general reference to a statute includes any regulations or orders made under that statute.
- 2.1.5 Interpretation of "This Development Agreement" - where the context so allows, the expression "this Development Agreement" includes any documents supplemental to or collateral with this document or entered into in accordance with this document.
- 2.1.6 Reference to clause and schedule - any reference in this document to a clause, sub-clause, paragraph, sub-paragraph or Schedule without further designation is to be construed as a reference to the clause, sub-clause, paragraph, sub-paragraph or Schedule of this document so numbered.

*

10



Office of the Registrar
Alameda, Sonoma, CA 94522

NOV 2017

ARTICLE III - REPRESENTATIONS AND WARRANTIES BY THE OWNERS

- 3.1 At or before the execution of this Agreement the Owners have agreed and represented to the Developer as follows:
- i) THAT the Owners are legally competent to enter into this agreement and that there is no legal bar or impediment in the Owners executing this agreement.
 - ii) THAT there is no action pending within the meaning of the Urban Land (Ceiling & Regulation) Act 1974 comprised in the Southern Parcel and/or Parcels.
 - iii) THAT no part or portion of the said Parcels is subject to any order or requisition under regulation.
 - iv) THAT all municipal rates taxes and other outgoings payable in respect of the said premises has been paid and/or shall be paid by the Owners upon the date of execution of this agreement.
 - v) THAT this agreement has been duly approved by the shareholders of the Owners.
- 3.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer has agreed to enter into this agreement and to undertake development of the said Parcels.

ARTICLE IV - ASSURANCES AND WARRANTIES BY THE DEVELOPER

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

100



Digitized by eGangotri

5 NOV 2017

PART II

- 2) **WHEREAS** the **SHRI RAMNATHJI** or **KARNATHI PATRA** son of Late Radha Krishna Patra became the absolute owner of **10th** subdivided share in **34 Kataka 05 Chataka La., 05 Kataka 14 Chataka 13 Square Feet** of land lying in **Muzra - Haradankapur, pargana - Mysore, S.S. No. 134, Taluk No. 41601, LL. No. 14, H.R. Dag No. 312** under **S.S. Circle No. 122**, corresponding to **L.R. Dag No. 310** under **L.R. Circle No. 245, P.S. Haradapur, District 24 Pargana (South)** by virtue of **inheritance and succession from his father.**
- 3) **AND WHEREAS** while enjoying the right, title, interest and possession in respect of the aforesaid property amounting more or less, **02 Kataka 11 Chataka 23 Square Feet** of land **SHRI RAMNATHJI** or **KARNATHI PATRA** son of Late Radha Krishna Patra sold conveyed and transferred a part land of about **01 Kataka 11 Chataka 23 Square Feet** to **M/s. MDR Property Pvt. Ltd. & Others**, the **Devents** herein, in pursuance of call by virtue of a **'Deed of Conveyance'** which was registered in the office of **A.P.A. 1, Kollara** on **26.08.2014**, and duly recorded in **Book No. 1, Chod No. 802** for the year **2014** and he retained the balance land of about **1 Kataka** with him.

PART III

- 4) **WHEREAS** One 1) **SHRI RAMNATHJI PATRA** wife of Late **Uday Kumar Patra**, 2) **SHRI TARANATHI PATRA** son of Late **Uday Kumar Patra** and 3) **SHRI BHAI PADI JELLE** wife of **Shri Prasad Jelle** and daughter of Late **Uday Kumar Patra** became the absolute joint owners of **10th** subdivided share in **34 Kataka 05 Chataka La., 14 Kataka 11 Chataka 13 Square Feet** of land lying in **Muzra - Haradankapur, pargana - Mysore, S.S. No. 134, Taluk No. 41601, LL. No. 14, S.S. Dag No. 312** under **S.S. Circle No. 122**, corresponding to **L.R. Dag No. 308** under **L.R. Circle No. 208, P.S. Haradapur, District 24 Pargana (South)** by virtue of **inheritance and succession.**
- 5) **AND WHEREAS** while enjoying the right, title, interest and possession in respect of their aforesaid property amounting more or less **14 Kataka 11 Chataka 13 Square Feet** sold conveyed and transferred their aforesaid subdivided share in the said land to **M/s. MDR Property Pvt. Ltd. & Others**, the **Devents** herein, in pursuance to call by virtue of a **'Deed of Conveyance'**.

EDEN RICHMOND PARK LLP


Proprietor, Eden Richmond Park LLP

Scanned by CamScanner

[Handwritten mark]



[Handwritten signature]
Principal, Government
School, [illegible]

16 NOV 2017

- ii) THAT the Developer is legally competent to enter into this agreement and that there is no legal bar or impediment to the Developer entering into this agreement.
 - iii) That the Developer has adequate financial resources to undertake the development of the said Premises.
 - iv) That the Developer has an experienced professional team or its retained company of Engineers, skilled workers and other professionals who are competent to undertake the development of the said Premises.
- 4.2 Relying on the aforesaid representations and believing the same to be true the Owners have agreed to allow the Developer to undertake the development of the said Premises subject to the terms and conditions hereinafter appearing.

ARTICLE V - COMMENCEMENT AND DURATION

- 5.1 This agreement has been entered into and shall be deemed to have commenced on and with effect from 15th day of March, 2017 (hereinafter referred to as the COMMENCEMENT DATE).
- 5.2 Unless terminated in the manner as hereinafter appearing this Agreement shall remain in full force and effect until the said Project is completed in all respects.

ARTICLE VI - GRANT OF DEVELOPMENT RIGHTS

- 6.1 It has been agreed by and between the parties hereto that subject to the terms and conditions herein contained the Owners have agreed to grant the exclusive right of development to the extent of its rights title interest here or upon the said Premises and in favour of the Developer herein and in connection therewith the Developer shall perform and observe the obligations set out in the Second schedule hereunder written.

28



UNIVERSITY OF CALIFORNIA
LIBRARY

NOV 2017

ARTICLE VII - LICENSE

- 7.1. Immediately after execution of this Agreement or an escrow instrument, the Developer and/or any person authorized by it shall be entitled to enter upon the said Premises under the cost of the Developer shall be entitled to and is hereby authorized:
- (i) To make the lands forming part of the said premises to be surveyed
 - (ii) To undertake soil testing
 - (iii) To undertake other preliminary works for the purpose of undertaking development of the said Premises
- 7.2. It is hereby made expressly clear that the possession of the said Premises is not being given nor intended to be given to the Developer in part performance as contemplated by Section 55A of the Transfer of Property Act 1951 read with Section 2 (47)(c) of the Income Tax Act 1961 and possession of the said Premises shall always continue to remain vested with the Owners during the continuance of this agreement.

ARTICLE VIII - PERMISSIONS

- 8.1. For the purpose of undertaking development of the said Premises, the Developer shall be entitled to apply for and obtain all governmental consents, approvals and/or consents which are needed and/or required and the Owners agree and undertake to sign and execute such documents and instruments as may be necessary and/or required from time to time, and the owners shall also give registered general power of attorney in favour of the Developer for the purpose of construction work in the said scheduled mentioned property and to undertake all necessary working and study drawings, if required, from appropriate government authorities like Kallang Municipal Corporation, RUT, Fire Department, Minusawa, Urban, Land Ceiling Department, Land Acquisition Department, S.L. & L.R.D., KMDA, Minusawa, Airport Authority, MTRA and authority and such other concerned to the satisfaction of the developer. And the owners shall produce all such documents as shall be necessary to fulfill the above purpose.
- 8.2. The Developer shall be entitled to and the Owners hereby consents to the Developer modifying and/or altering the said Plan in accordance with the prevailing building rules so long as such modification and/or alteration is beneficial for the said project. This Agreement shall not operate or be deemed to operate as a demise of the Premises in any part thereof and the Developer or any person claiming through or under it shall not be

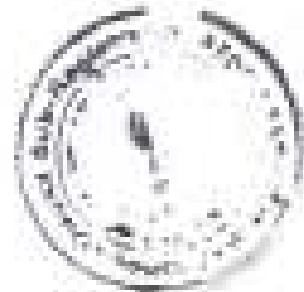
EDEN RICHMOND PARK LLP



Corporate Representative/Authorized Signatory

Scanned by CamScanner

1



of the Department of
Algebra, State University

6 NOV 2012

entitled to any claim, right, title or interest in respect of the Project until such time the development is completed.

ARTICLE IX. PROFESSIONAL TEAM AND BUILDING CONTRACTOR

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

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

(i) endeavour to do any act or thing which would relieve the Building Contractor or any member of the Professional Team or relieve the Building Contract or its appointment respectively or discharge any member of the Professional Team or the Building Contractor or appoint another professional or contractor in addition to, or in substitution for, any of them.

(ii) make any addition, variation, alteration or modification to the terms of appointment of any member of the Professional Team or to the Building Contract or to any contract between sub-contractors or suppliers and the Developer or to any other contracts entered into by the Developer in relation to the Development.

(iii) discharge or release (or agree to do so) the Building Contractor, any sub-contractor or supplier or any member of the Professional Team or other persons from, or waive any of, their obligations or liabilities under their respective contracts or tend, or allow to be tendered, any such agreements or contracts or discharge or discharge other than by performance, or enter into any other contract in relation to the carrying out of the Development.

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

ARTICLE X. SANCTIONS PLAN

EDEN RICHMOND PARK LLP



Residential Project Professional Services

10



Office of the Secretary
Department of Education

NOV 2007

12.1 The Developer shall upon receiving vacant possession of the said land obtain the building plan to be sanctioned by the Kolkata Municipal Corporation with the period of 3 months from the date of handover of vacant and peaceful possession (with a grace period of further three months) and the Developer shall take all necessary steps and meet all the requirements of the Municipality and bear and pay the sanction fee and other charges including the Architect's fee for the said plan.

ARTICLE XI - THE DEVELOPMENT

- 11.1 After execution of this Agreement or as soon thereafter, the Developer shall immediately commence and proceed diligently to execute and complete the Development
- (i) in a good and workmanlike manner with such materials and/or specifications as may be recommended by the Architect free from any latent or inherent defect (whether of design, workmanship or materials) and
 - (ii) in accordance with the Approved Plans, the Planning Permission and all planning permissions which may be granted for the Development, the various applicable statutory requirements and building regulations, the requirements of any authority or other competent authority and the provisions of this Agreement.

ARTICLE XII - TOTAL DEVELOPMENT COSTS

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

ARTICLE XIII - CONSTRUCTION AND COMPLETION

- 13.1 The Developer shall immediately after the execution of this Agreement or as soon thereafter shall be entitled to commence the work of construction of the said Project (hereinafter referred to as the START DATE)

DEEN KUMAR PAIN LLP

1.

Deen Kumar Pain, Advocate

Handwritten mark or signature



Handwritten text, possibly a name or title, partially obscured by a scribble.

• 6 NOV 2017

11.2. Unless prevented by circumstances beyond the control of the Developer, the said Project shall be constructed, erected and completed in all respects within a period of 24 months from the date of issuance of building plan by the Kolkata Municipal Corporation with a grace period of 6 months (hereinafter referred to as the COMPLETION DATE) and time for completion is and shall always be treated as the essence of the contract. A certificate of completion issued by the Architect shall be satisfactory condition for the above.

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

11.4. The Developer hereby undertakes to keep the Owner indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said Project under the care and custody of construction worker for any defect therein.

11.5. If the work of any workers or visiting workmen during construction whether due to negligence or otherwise of the Developer, the Architect or their laborers or contractors, the same shall be an account of the Developer and the Owners shall be fully absolved of any liability or claims thereof or thereon.

ARTICLE XIV - DEVELOPER'S WARRANTIES AND ACKNOWLEDGEMENT

14.1. The Developer warrants and represents to the Owner that:

- i) on the basis of its knowledge and belief, all information known to the Developer at the date of this Agreement which is, or might be considered, material to the Owner's decision to enter into this Agreement has been fully disclosed and provided to the Owner;
- ii) the Developer has used and will continue to use all reasonable skill and care in relation to the Development, in the co-ordination, management and supervision of the Building Contractor and the Professional Team, in selection and preparation of all necessary performance specifications and requirements and in the design of the Development for the purposes for which it is to be used as specified.

[Handwritten mark]



[Handwritten mark]

Amara (State Government)
Adyana, South 24 Parganas

- 5 NOV 2017

- 11) That the said new building to be constructed on the said Premises shall be free from any design defect and fit for the purpose for which it is to be used, and the Premises to fit for the carrying out of the Development;

ARTICLE XV - MARKETING AND REVENUE SHARING

- 11.1 It has been agreed heretoe for parties herein that the various flats and apartments constructed upon and car parking spaces forming part of the Developer as hereinafter appearing shall be sold and transferred by the Developer in favour of the said owner.
- 11.2 In recognition of the above and in further consideration of the various covenants herein contained and in further consideration of the Developer having agreed to incur all costs charges and expenses for undertaking development of the said Premises (hereinafter referred to as the CONSTRUCTION COSTS) it has been agreed that the net proceeds of the development will be sold and transferred by the Developer and the Gross receipts shall be shared between the parties herein in the manner as hereinafter appearing out of sale proceeds of flats, car parking Area, Street Names, etc. shall be shared between the parties in a manner whereby the Developer shall be entitled to retain for itself 84.25% (Eighty-Four and Two-Fourth percent) of such Gross receipts (hereinafter referred to as the DEVELOPER'S SHARE) and the remaining 15.75 % (Fifteen and Three-Fourth Percent) of such Gross receipts shall be made good by the Developer to the Owners (hereinafter referred to as the OWNERS SHARE). It is agreed that that the said 15.75 % (Fifteen and Three-Fourth Percent) of the Owner's Share will be shared by all the (2) Owners in equal proportion, i.e. each owner shall get .7875% of the Gross receipts and the Developer shall deposit the amount of monies share to each and every owner's account in equal proportion. It is also hereby agreed that Extra Charges collected from the purchasers of flats in the proposed project for account of the installation of Gas meters, sewerage, legal charges, stamping fees and maintenance deposit or any other amount that the Developer may choose to impose and collect in respect of construction and upkeep of the project) shall accrue to the Developer. It is made clear that the extra charges and/or premium charges in respect of PLC (Pollution Control License), their installation, working, renewal shall be shared between the developer and the owners herein in the percentage agreed herein above.

EDEN REHMANI PROJECT


 Managing Partner, Rehmani Projects

Scanned by CamScanner

8



Ministry of Education
Algeria, Street 24 Algiers

- 6 NOV 2017

- 11.3 The said Escrow Receipts will be deposited by the Developer in a separate account to be opened with a nationalised bank or any other bank (hereinafter referred to as the ESCROW ACCOUNT).
- 11.4 Each of the Owners and the Developer shall be liable to make payment of any amount which may become payable on account of GST and other statutory obligations which may become payable on account of the respective sites.
- 11.5 The books of accounts and other related papers relating to the said Project shall be kept by the Developer at its office at (37) Laxmi Vihar, Kolkata - 700 025, or at such other place as the Developer in its absolute discretion may deem fit and proper and the Owners or any person authorised by it shall be entitled to take inspection of such books of accounts upon giving adequate notice to the Developer.

ARTICLE XVI - EXTRA PAYMENTS

- 16.1 The Developer shall be entitled to receive and collect from each of the said sites (hereinafter referred to as the EXTRA PAYMENTS)
- (i) proportionate share of EDC Transformer charge/HT Services;
 - (ii) proportionate share of Government connection in the site;
 - (iii) proportionate share on account of residential facilities to be provided for in the said housing project for the benefit of the flat Owners;
 - (iv) Any amount which may become payable in accordance with Rule 23 of RMC Act for flats forming part of the Owner's Allocation;
 - (v) Such charges as may be determined for formation of the Holding Organisation and/or Association of Flat owners;
 - (vi) By way of maintenance charges;
 - (vii) By way of municipal taxes;
 - (viii) Sinking fund;
 - (ix) Legal Charges

hereinafter referred to as the EXTRA PAYMENTS

P



Yükseköğretim Kurulu Başkanlığı
Akademi Kurulunun Kararıyla

5 NOV 2017

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

**ARTICLE XVII - MAINTENANCE OF THE COMMON PARTS AND
FUNCTIONS FORMING PART OF THE SAID PROJECT**

- 17.1 The Developer shall be entitled to frame necessary rules and regulations for the purpose of regulating the use of the various Flats, units, apartments and Car Parking spaces forming part of the said project and each of the persons intending to and/or acquiring a Flat, unit, apartment and Car Parking space in the said project shall be liable and agree to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges to the Developer/TMC (T) such time the Holding Organisation is formed.

ARTICLE XVIII - HOLDING ORGANISATION

- 18.1 After completion of the said Project or at any time thereafter the Developer shall cause a Society/Syndicate/Association/Company to be formed for the purpose of taking over of the maintenance and management of the common parts and portions and also for the purpose of regulation of the common services and each of the persons acquiring Flats, units, apartments and Car Parking spaces in the said new building and/or project shall be bound to become a member of such Holding Organisation.
- 18.2 The Developer undertakes to hold the sinking fund collected from intending purchasers and be liable to transfer the same in favour of the Society/Syndicate/Association/Company as and when the same is formed and becomes functional.
- 18.3 In the event of the control of the common parts and portions and the obligation of regulation of common services being entrusted by the Developer to any Facility Management Company (hereinafter referred to as the MANAGEMENT COMPANY) each of the persons acquiring a Flat/Unit/Apartment and Car Parking spaces in the said new building and/or project shall be liable to make payments of the proportionate share of the maintenance

2



Handwritten signature

NOV 2017

changes to such Management Company without raising any objection whatsoever or otherwise.

ARTICLE XIX - TITLE DEEDS

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

ARTICLE XX - BUYER'S OBLIGATIONS

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

- (i) Fire;
- (ii) Natural calamity;
- (iii) Terrorist;
- (iv) Local problems and/or social disturbances;
- (v) Any prohibitory order from the Govt., Kerala Municipal Corporation and other authorities;
- (vi) Any other unavoidable circumstances beyond control of the Developer.

ARTICLE XXI - OWNER'S OBLIGATIONS

21.1 The Owner shall:

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

EDEN RICHMOND TWIK LLP

Designated Partner/Authorized Signatory

Scanned by CamScanner

1



Secretary of State
Address, Suite 24, Palazzo

6 NOV 2017

work; and the Owner shall also execute a General Power of Attorney in favor of the Developer or its nominee and/or assignees for implementation and/or giving effect to this Agreement.

- 21.2 The Owner hereby agrees that without the consent of the Developer in writing the Owner shall not execute and/or revoke the said Power of Attorney.

ARTICLE XXII-DEVELOPER'S OBLIGATIONS

- 22.1 The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all third party claims and actions arising out of any sort of tort or violation of the Developer in or relating to the construction of the said Project.
- 22.2 The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all actions, suits, costs, proceedings and claims for any and all of the Developer's actions with regard to the development of the said Project and/or in the matter of construction of the said Project and/or for any defect therein.
- 22.3 If any accident or mishap takes place during construction and completion of the Project whether due to negligence or otherwise on the part of the Developer, the Architect or their servants or contractors, the same shall be an account of the Developer and the Owners shall be fully absolved of any liability or claim thereof or therefrom.

ARTICLE XXIII-BREACHES

- 23.1 Both of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default by any of the parties (hereinafter referred to as the DEFAULTING PARTY) the other party shall be entitled to sue the Defaulting Party for specific performance of this agreement and for other consequential relief.

ARTICLE XXIV-RELATIVE COVENANTS

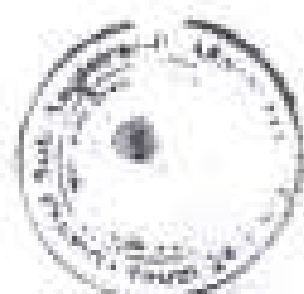
- 24.1 The Owner as and by way of regular covenants have entered and covenanted with the Developer as follows:
- (i) Not to sell transfer alienate and/or encumber the said premises.

JESSE HENRIQUEZ DAZO, LLP

Registered Professional Architect (Signature)

Scanned by CamScanner

[Handwritten mark]



[Faint text, possibly a signature or name]

6 NOV 2017

- (j) Not to create any interest of any third party into or upon the said plot of land Owned by the Owners herein or any part or portion thereof
- (k) Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions herein contained
- (l) To do all acts deeds and things as may be necessary and/or required from time to time

ARTICLE XXV. MISCELLANEOUS

21.1 **TAXES** - The parties agree and agree each other that each of the parties will make payment of their respective share in account of Service Tax, GST, if applicable, and all other necessary cesses and have agreed to keep each other advised herewith and fully indemnified in this regard.

21.2 **RELATIONSHIP OF THE PARTIES-**

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owners shall have no obligation or liability under them except to sign and execute such deeds, documents and instruments for the purpose of conferring a legal title.

21.3 **NON WAIVER** - Nothing to be construed and/or interpreted shown by the Developer in releasing the terms and conditions herein mentioned or any instances therein shall not be taken or construed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.

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

21.5 **ADDRESS FOR SERVICE**



[Handwritten mark]



• 6 NOV 2017

- ON THE NORTH: Part Land of R. S. Map No. 199 & 200
- ON THE SOUTH: Land of R. S. Map No. 797 and Land of Westbank Park and Diamond Park and 23 Ft. Wide RMC Road.
- ON THE EAST: Part Land of R.S. Map No. 313, Land of R.S. Map No. 207 & 101 and 23 Ft. Wide RMC Road.
- ON THE WEST: Part Land of R. S. Map No. 207 & Land of Westbank Park

THE SECOND SCHEDULE ABOVE REFERRED TO
DEVELOPER'S OBLIGATIONS

The Developer shall be entitled to and is hereby authorized

- (1) To apply for and obtain all necessary approvals, licenses, and/or permissions as may be necessary and/or required for undertaking development of the said Premises.
- (2) To take such steps as are necessary to obtain all pipes, cables or other conduits within or under or above the Premises or any adjoining or neighbouring Properties and which need to be altered for undertaking the development work.
- (3) To install all electricity, gas, water, telecommunication lines, and surface and sub-surface drainage in the Premises and shall ensure that the same connects directly to the mains.
- (4) To serve such communications and other lines such as telecommunication with necessary infrastructure or other equipment as may be necessary to install the services.

1



Handwritten mark, possibly initials or a signature.



Handwritten text, possibly a date or reference number.

• 5 NOV 2017

25.5.1 A notice to the Owners shall be delivered or sent to the Owners at the address given in this Agreement or given in any notice given by the Owner to the Developer.

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

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

25.6 No remedy available by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and such and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties herein shall not constitute a waiver by such party of the right to pursue any other available remedy.

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

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

25.9 Save as hereinafter 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.



[Handwritten mark]



[Handwritten signature]
Secretary, South 24 Panchayat

• 6 NOV 2017

- 25.10 All municipal rates taxes and other charges (including Khassas (hereinafter referred to as the RATES & TAXES) payable in respect of the said Property upon the date of execution of the said Agreement shall be paid here and discharge by the Owners and hereafter it shall be the obligation and responsibility of the Developer to make payment of all municipal rates and taxes till completion of the said housing project.
- 25.11 The Agreement (together with schedule, if any) the entire agreement between the parties and none in alternative expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 25.12 This agreement shall be binding on the parties hereto and their respective successors and assigns.
- 25.13 In the event of any inconsistency or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendments to the Articles.
- 25.14 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.
- 25.15 Each party shall co-operate with the other and assist and deliver to the other such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

ARTICLE XXVI- REFUNDABLE ADVANCE

- 26.1 The developer shall pay to each and every owner a sum of Rs. 2,50,000/- (Rupees Two Lakh Only) i.e. a sum of Rs. 42,50,000/- (Forty Two Lakh Only) in all, as interim fee refundable advance within 90 (Ninety Days) from the date of execution of this agreement besides due share of 12.75 percent of the revenue of the saleable area. This refundable advance amount shall be refunded by the Owners to the Developer on the date of completion of the Project.

EDEN RICHMOND PARK LLP

Designated Project Authorized Secretary

Scanned by CamScanner

[Handwritten mark]



[Faint, illegible text]

• 6 NOV 2017

ARTICLE XXVII - DISPUTE RESOLUTION AND JURISDICTION

- 27.1 The parties as far as possible shall amicably try and resolve all disputes and differences with one side. However, in the event of any such dispute and/or differences being incapable of being resolved amicably then and in that event the parties shall refer such dispute and differences to the sole arbitration of a person in whom both parties have full trust and confidence and the Sole Arbitrator shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act 1996 or any other statutory modification or re-enactment thereof for the time being in force.
- 27.2 The Arbitrator shall have summary power and shall be entitled to lay down their own procedure.
- 27.3 The Arbitrator shall be entitled to pass interim awards and/or directions.
- 27.4 It shall not be obligatory on the part of the Arbitrator to follow the principles laid down under the Indian Evidence Act.
- 27.5 The parties hereto severally and conjointly with each other shall they have full trust and confidence in the Arbitrator and agree to abide by all their directions and/or awards and not to challenge or dispute the same in any manner whatsoever.
- 27.6 Courts at Kolkata shall have jurisdiction to execute and try all matters and proceedings arising out of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land situate along 42 (Sixty Two) Kancha IB (Two) Chuttaka Street lying at Plot No. 8047, Banchandrupur (Chypla Road), Kolkata 70004; within Kolkata Municipal Corporation Ward No. 142 comprised in R.L. Dag No. 113 under R.L. Khata No. 113, corresponding to L. R. Dag no.- 116 under L. R. Khata no. 1478 to 1655, in Hoaza - Banchandrupur, Police Station - Haldipara (Formerly known as Thakurpukur), J. L. No. 31, R.L. no. 114, Total No. 45211, District - South 24 Parganas, West Bengal together with all appurtenant rights, easements, appurtenances, appurtenances and right ways, water connection, Telephone lines, sewer, drain, surface and/or overhead power lines of the said street and being and bounded as follows:

WCS RICHMOND HARE LLP

 Registered Advocate of Kolkata

£



South West
Post Office

• 6 NOV 2017

- (f) To give all necessary or usual notices under any statute affecting the construction and clearance of the Premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Premises and pay all rates, fees and charges incidental to or consequential on, any such notices and (whereby and where indemnified the Owner, here and against all costs, charges, claims, actions, suits and proceedings.
- (g) To remain responsible for the compliance with all statutory requirements whether local, state or federal, and shall also remain responsible for any deviation in construction, which may not be in accordance with the Plan and has agreed to keep the Owners and each one of them and fully indemnified here and against all costs, charges, claims, actions, suits and proceedings.
- (h) To remain responsible for any accident or other liability caused by any act of the Developer while undertaking development of the said Premises in accordance with the Plan which may be sanctioned by authorities concerned and has agreed to keep the Owners and each one of them and fully indemnified here and against all costs, charges, claims, actions, suits and proceedings.
- (i) To comply and/or procure compliance with, all conditions attaching to the building permissions and any other permissions which may be granted during the course of development.
- (j) To comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal Corporation and/or Municipality or other authorities affecting the Property or the development.
- (k) To take all necessary steps under statute, all permissions approvals and/or notices as may be necessary under the regulations and shall do all acts, deeds and things required by any statute and comply with the local requirements of all the authorities for the development of the said Premises.



[Handwritten mark]

...
...
...

6 NOV 2017

- ad) To bear all costs, charges and expenses for the purpose of constructing, erecting and completing the warehouses and other structures in accordance with the Plan to be executed by the architect concerned.
- adi) To make proper provision for security of the said Project Property during the course of development.
- adj) To not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Plot/land or any part or portion thereof.
- ak) To not expose the Owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction, erection and completion of the said project.
- al) To maintain and hold liable responsible for all acts, deeds, omissions and things for undertaking construction of the warehouses and other structures in accordance with the Plan which may be undertaken and to pay perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be performed and observed.

THE THIRD SCHEDULE ABOVE REFERRED TO

(TOTAL DEVELOPMENT COSTS)

The Developer shall be responsible for incurring:

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

[Handwritten mark]



[Faint, illegible text]

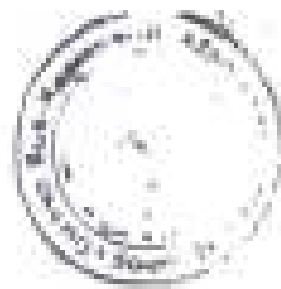
• 6 NOV 2017

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

SCHEMATIC
(SPECIFICATIONS)

Structure	1	Full framed structure with cast-in-situ concrete in foundation, concrete walls, slabs, GCL, LaGrave, DuraMax, Aris, ACC, Ankor [®] .
Interiors	1	Eco-friendly premium finishes with Australian mineral concrete (AAC) blocks used for better acoustic thermal insulation, reduction of damp.
Exterior	1	Modern elevations, conforming to contemporary designs.
Roof	1	Flat, by certified Australian Polystyrene polystyrene [®] , and other details as applicable.

[Signature]



P

Handwritten text, possibly a signature or note, located below the stamp.

• 5 NOV 2017

Lobby	Immediately decorated & painted lobby
Doors & Hardware	Quality wood or metal with solid core flush doors. Door handles of Gebrüder/Heide's Yale [®] . Inside door with premium stainless steel handle and cylinder. Main Door Lock by Gebrüder/Heide [®] .
Internal Finish	Wall Paper.
Windows	Colour coated / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Dining.
Flooring	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Porcelain Ceramic tiles in lobby.
Kitchen counter	Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
Tubing	Hot and Cold water line provision with CPVC [®] pipes.
Elevator	<p>CP fittings including Apollo/Falcon[®] of Japan/Kollico/Fluoroc[®].</p> <p>Depth of concrete slab up to 1200 height. Insulation with EPS with concrete slabs and tiles of Kollico/Japan/Fluoroc[®].</p> <p>Floor of Supreme/Supervinyl floor[®].</p> <p>Passenger Lift of Kone[®].</p>

[Handwritten mark]



Albany, South 34 Postmark

5 NOV 2017

<p>Electrical</p>	<ul style="list-style-type: none"> a) Corrosion Resistant/Marine/MS Cable* copper wiring with modular switches of suitable brand/Schneider Electric* b) TV & Telephone points in master bedroom and living room. c) Two Light Points, one Fan Point, two TV points in all bedrooms d) One 15A Geyser point in all units of One 15A & one 5A points, one 5A refrigerator point, and exhaust fan point in kitchen e) One AC point in master bedroom f) One washing machine point in the kitchen. g) Meters M/T/S and Discharge of Marine/MS/Plastic/Under Floor*
<p>Water Supply</p>	<p>Underground and Overhead storage tanks of suitable capacity. Suitable Electric Pump will be installed at Ground Floor to deliver water to overhead storage from underground source.</p>
<p>Landscape</p>	<p>Professionally designed and executed landscaping.</p>
<p>Generator</p>	<p>24 hour power backup for all common services. Generator load up to 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 900 W for 3 bedroom flats.</p>
<p>Security</p>	<p>CCTV cameras, Intrusion Alarm and DART Security Personnel.</p>

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



Office of the
Attorney General
Tallahassee, Florida

NOV 6 2017

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

SIGNED AND DELIVERED BY THE OWNERS

At Kolkata in the presence

WITNESSES

[Handwritten witness signatures]

- 1. Anil Property Pvt. Ltd.
- 2. Anand Builders Pvt. Ltd.
- 3. Anand Housing Pvt. Ltd.
- 4. Anand Builders & Services Pvt. Ltd.
- 5. Anand Marketing Pvt. Ltd.
- 6. Anand Builders Pvt. Ltd.
- 7. Anand Builders Pvt. Ltd.
- 8. Anand Builders Pvt. Ltd.
- 9. Anand Builders Pvt. Ltd.
- 10. Anand Builders Pvt. Ltd.
- 11. Anand Builders Pvt. Ltd.
- 12. Anand Builders Pvt. Ltd.
- 13. Anand Builders Pvt. Ltd.
- 14. Anand Builders Pvt. Ltd.
- 15. Anand Builders Pvt. Ltd.
- 16. Anand Builders Pvt. Ltd.
- 17. Anand Builders Pvt. Ltd.
- 18. Anand Builders Pvt. Ltd.
- 19. Anand Builders Pvt. Ltd.
- 20. Anand Builders Pvt. Ltd.

2. ANVIT K. MISHRA
[Handwritten signature]

[Handwritten signature]

SIGNATURE OF OWNERS

EDEN RICHMOND HUSSELL

[Handwritten signature]

SIGNATURE OF DEVELOPER

ANUBHAW MOOJ

RECEIVED AND PREPARED BY:

[Handwritten signature]
[Handwritten signature]
07/05/02

EDEN RICHMOND HUSSELL

[Handwritten signature]



10/05/2017 10:00 AM
10/05/2017 10:00 AM

• 6 NOV 2017

		Name	1st Fingerprint	2nd Fingerprint	3rd Fingerprint	4th Fingerprint
10	101					
	102					



		1st Fingerprint	2nd Fingerprint	3rd Fingerprint	4th Fingerprint	5th Fingerprint
10	101					
	102					

Abdulla Ryzanah



		1st Fingerprint	2nd Fingerprint	3rd Fingerprint	4th Fingerprint	5th Fingerprint
10	101					
	102					

Abdullah Ryzanah

		Name	1st Fingerprint	2nd Fingerprint	3rd Fingerprint	4th Fingerprint
10	101					
	102					

EDEN RICHARD TATA LU

 Registrar of the National Police

RECEIVED
 Office of the Registrar
 West Bengal
 Date: 20/07/2017



Government of West Bengal
 Directorate of Registration & Stamp Revenue

e-Assessment Slip

Slip No / Year	1882-8881488317/2017	Office where slip will be realized
Slip Date	20/07/2017 10:58:02 PM	D-3/R-11 SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra 1001, Barabain Park, Thane, Howrah, District Howrah, WEST BENGAL, India Pin-700146/30, State: Andhra Pradesh	
Document	Addition/Alteration	
DTA/Sale, Development Agreement or Construction Agreement	M201 (Other than Immovable Property, Declaration No of Declaration: 2)	
Market Value	Market Value	
Rs. 7/-	Rs. 1,03,07,200/-	
Total Stamp Duty Payable (2017)	Total Registration Fee Payable	
Rs. 15,200/- (Under 40%)	Rs. 10,00,000/- (2.00% of 1)	
Service Fee Payable	Amount of Stamp Duty to be Paid by Ward/Zone/Block	
Excess cost of the purchase of land	Rs. 100/-	
Comments	Maximum Rs. 50/- (RPY only) from the applicant for issuing the document slip (if any)	

Land Details :

District: South 24-Parganas, P.O.: Howrah, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalyanachoudhury (A) Road, Ward Zone: (Howrah) located On Road - 1, Plot No. 143, Ward No. 143

Plot No.	Plot Number	Street Number	Land Use Code/Type	Area of Land (Sq. Ft.)	Sub-plot (Plot No.)	Market Value (Rs. No.)	Other Details
11			Residential	82 Katta 14 Chak	11	1,03,07,200/-	Width of Approach Road: 22 FT.
Grand Total :					11	1,03,07,200/-	

Land Load Details :

Sl. No.	Name & Address	State	Execution/Registration Details
1	M/s. Pritam Finance Limited 111, Saradon Terrace, P.O. - Kalyan, P.S. - Laxa, District - South 24 Parganas, West Bengal, India, PIN - 700025 TAN No.: ANDCM18608, State Registration, Executed by Representative	Orissa	Executed by Representative
2	Jewel Complex Finance Limited 111, Saradon Terrace, P.O. - Kalyan, P.S. - Laxa, District - South 24 Parganas, West Bengal, India, PIN - 700025 TAN No.: ANDCM18608, State Registration, Executed by Representative	Orissa	Executed by Representative

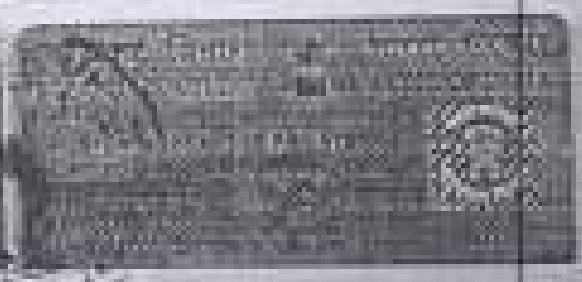
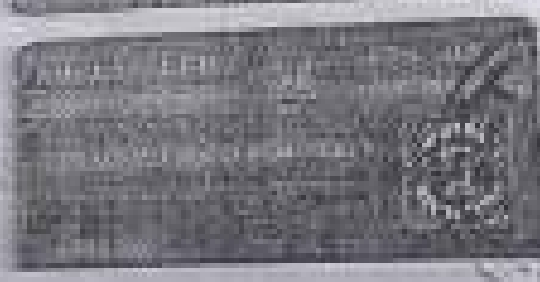
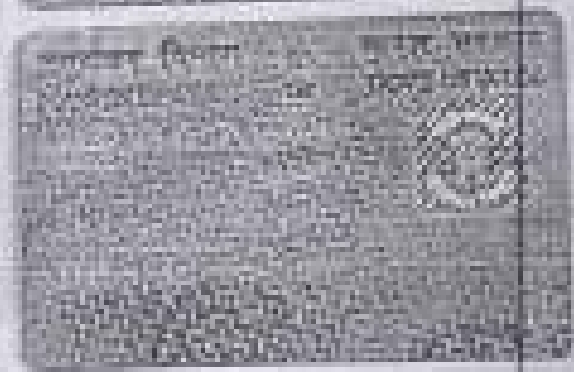
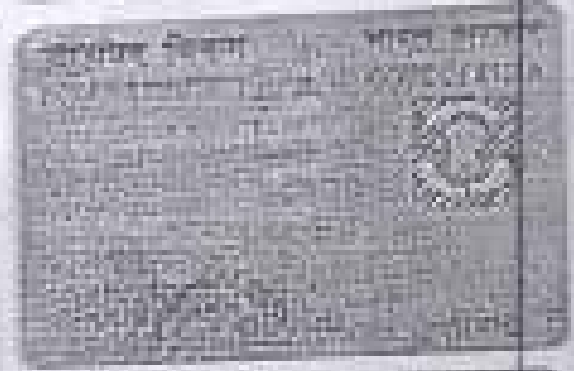
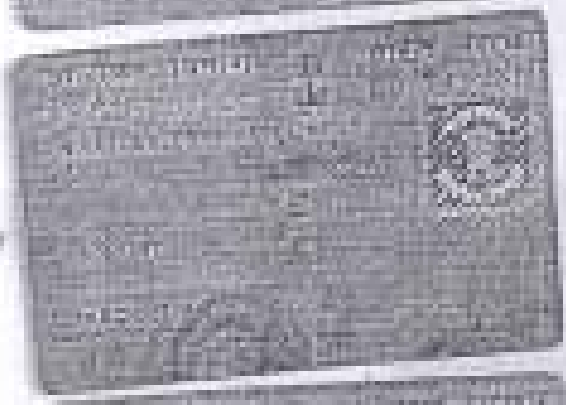
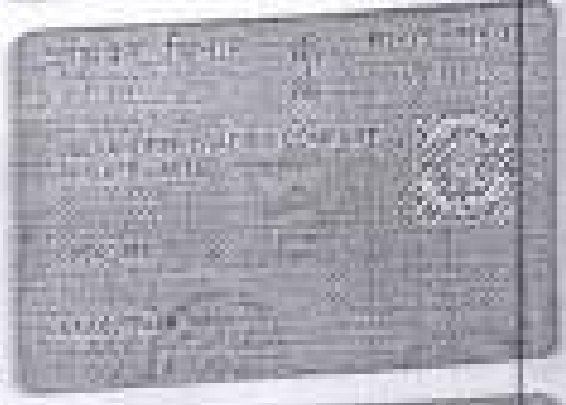
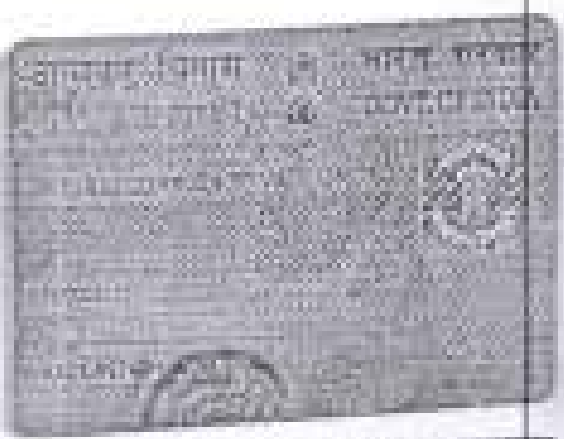
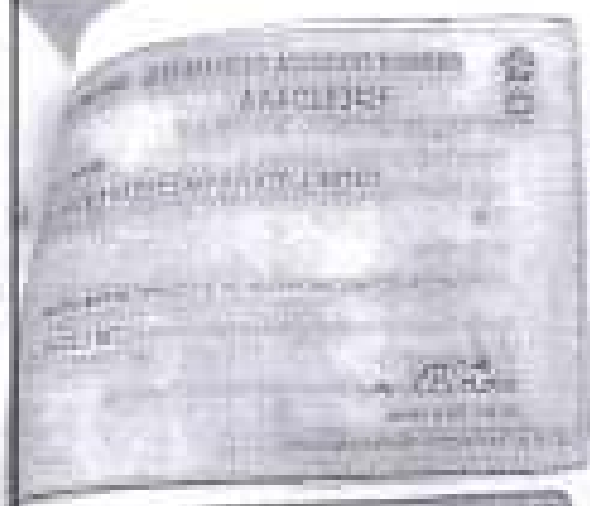
[Handwritten Signature]



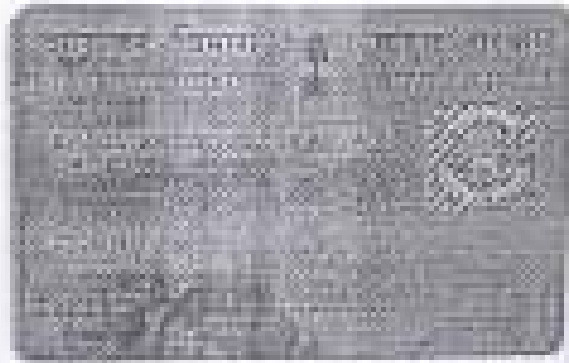


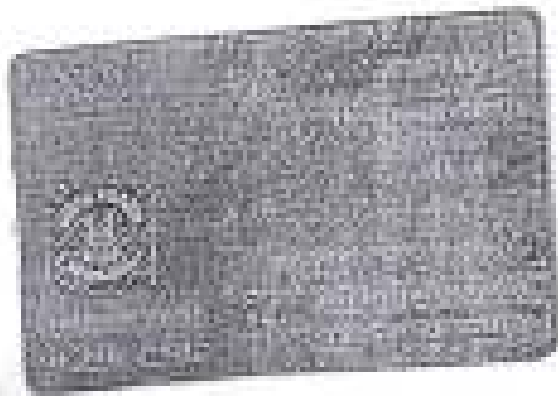
Scanned by CamScanner

100 Rupee
Date: *[Signature]*
Scanned by CamScanner

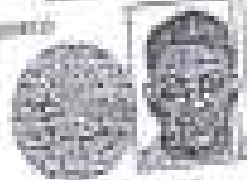


Handwritten mark or signature.





UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

IDENTIFICATION


Name: [Illegible]
 Address: [Illegible]
 Birth: [Illegible]
 Sex: [Illegible]
 Race: [Illegible]
 Height: [Illegible]
 Weight: [Illegible]
 Eyes: [Illegible]
 Hair: [Illegible]

Handwritten notes or scribbles

STATEMENT
 I, [Illegible], do hereby certify that the above information is true and correct to the best of my knowledge and belief.

Signature: [Illegible]
 Title: [Illegible]

Date: [Illegible]





Handwritten mark

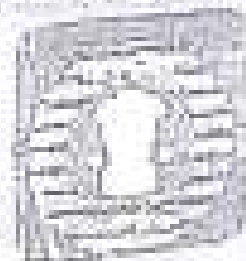


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANRUDH MODI
ASHOK KUMAR MODI
2003M1970



Permanent Account Number
ACUPM7446C





Signature







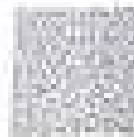
ଓଡ଼ିଶା ସାହସ୍ରାକ୍ଷୟ ମିଶନ

ଓଡ଼ିଶା ସରକାର

Odisha Sahasra Shiksha Mission
Government of Odisha

ଅଧିକାରୀଙ୍କ ଠିକଣା: ଭୁବନେଶ୍ୱର, ଓଡ଼ିଶା

To
Address and
Account No.
C/D No.
Branch Name
City and State Name
Pin Code
Country
Reference No.
Barcode



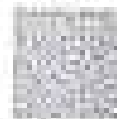
ଆପଣଙ୍କ ଆପଣଙ୍କ ନାମ/ Your Author No.:

6488 5175 0431

ଆପଣଙ୍କ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ ଅଧିକାରୀ



ଓଡ଼ିଶା ସରକାର
ଓଡ଼ିଶା ସାହସ୍ରାକ୍ଷୟ ମିଶନ
ଅଧିକାରୀଙ୍କ
ନାମ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ
ନାମ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ
ନାମ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ
ନାମ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ
ନାମ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ



6488 5175 0431

ଆପଣଙ୍କ - ମାଧ୍ୟମିକ ମାଧ୍ୟମିକ ଅଧିକାରୀ





उपा

- सचिव, शिक्षण विभाग, नवी दिल्ली
- अधिकारी, जिल्हा शिक्षण विभाग, कोयंबटूर

INFORMATION

- KADHAN is proud of diversity, rich in experience.
- To enhance quality, continuous efforts.

- सचिव, कोयंबटूर जिल्हा
- सचिव, शिक्षण विभाग, जिल्हा शिक्षण विभाग, कोयंबटूर
- KADHAN is total throughout the country.
- KADHAN will be useful in various Government and Non-Government schools in future.

कोयंबटूर
 District Education Office
 Plot No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

888 2175 0431



EDUCATIONAL MARKING

Dist. Education Officer, KADHAN

Scanned by CamScanner

Directorate of Registration and Stamp Revenue



19-201710-070233813-2
 Date: 12/11/2017 10:42:00

Payment Mode: Online System
 Bank: State Bank of India

DEPOSITOR'S DETAILS

Name: G. RAJIB CHOLAK
 Contact No.:
 Email:
 Address: New Town Park Road, New Town East 735122
 Applicant Name: Mr. Arun Gupta (Agent)
 Office Name:
 Office Address:
 Design of Depositor: Deputy Commissioner
 Purpose of payment / Receipt: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	14000000000000000000	Trade Payables - Current	14000000000000000000	10000
2	14000000000000000000	Trade Payables - Current	14000000000000000000	10000
Total				20000

IN WORDS: Ten Thousand Only
 PARTICULARS OF THE PAYMENT
 15 NOV 2017
 Signature

(Handwritten Signature)

Please Produce this chalan to any branch of State Bank of India. Please ensure to mark your account with 12/11/2017 Working hours. This chalan form shall be invalid 12/11/2017

State Bank Of India

Home Branch : 00005
 GRN : 192017180107800153
 GRN Date : 05/11/2017

Payment Mode : Counter Payment
 Bank Ref No : 036226792
 Transaction Date : 11/05/2017 12:06:57 PM

Depositor ID : 1602000150762017/2017
 Depositor Name : Dr RAJIB BHADURAK

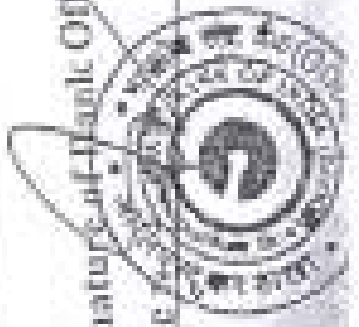
Payment Details:

Sl No	Major Head	Sub Major Head	Minor Head	Budget Head	Scheme Code	HQA Description	Amount
1	0030	02	103	003	02	Property Registration-Stamp duty	144140
2	0030	03	104	001	16	Property Registration-Registration Fees	28890

Total Amount Paid : 173030

Signature of Bank Official :

Date :



Representative Details :

Name & Address	Representative of
<p>Mr Aditya Agarwal (Presenting) Son of Mr. Sunit Agarwal (F.N), Longjawan Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India, PIN - 700028 Doc. Mkt. By Cash/ Bank, Occupation: Business, Citizen of India, PAN No:- AEPFA618D</p>	<p>Muti Property Private Limited (as Authorized Signatory, Mutual Computer Private Limited (as Authorized Signatory, 18 WHEEL POLYCOM & SERVICES PRIVATE LIMITED (as Authorized Signatory, Movel Housing Private Limited (as Authorized Signatory, GAN Marketing Private Limited (as Authorized Signatory, Greeny Varsha Private Limited (as Authorized Signatory, Meebur Empire Private Limited (as Authorized Signatory, Memory Zeebo Private Limited (as Authorized Signatory, Prime Promoters Private Limited (as Authorized Signatory, Clear Systems Private Limited (as Authorized Signatory, Pivots Complex Private Limited (as Authorized Signatory, Linn Tradecom Private Limited (as Authorized Signatory, Jeevanbop Training Company Private Limited (as Authorized Signatory, Raincon Global P Ltd (as Authorized Signatory, Asset Dealer Private Limited (as Authorized Signatory, 18W) Dealer Private Limited (as Authorized Signatory, Spectator Indore Private Limited (as Authorized Signatory, Chikust Construction Private Limited (as Authorized Signatory, Harish Manasale Private Limited (as Authorized Signatory, Sunang Maroon Private Limited (as Authorized Signatory, Subpart Distributor Private Limited (as Authorized Signatory)</p>
<p>Mr ANURUJH MISHRA Son of Mr. ASHOK KUMAR MOHANTO LOND BAHU TEL, P.O.-BODILETORY BT, P.S.- Bhuteswar Saran, District-South 24-Parganas, West Bengal, India, PIN - 700071 Doc. Mkt. By Cash/ Bank, Occupation: Business, Citizen of India, PAN No:- AALPMT48C</p>	<p>Egen Advanced Park LLP (as Authorized Signatory)</p>

Representative Details :

Name & Address	Representative of
<p>Mr. Suman Mishra Son of Mr. D.K. Mishra High Court, Calcutta, P.O.-GHQ, P.S.-High Street, Kolkata, District-Kolkata, West Bengal, India, PIN-700001, Doc Mkt. By Cash/ Bank, Occupation: Advocate, Citizen of India, Son of Mr Aditya Agarwal, Mr ANURUJH MISHRA</p>	



Query Number :- 962-900-4889/175017 Generated from Facility - 01/01/2024

AS-4-01

Egen Advanced Park LLP


 Authorized Person / Authorized Signatory

Scanned by CamScanner

If the given information are found incorrect, then the assessment made stands invalid

Gravy is valid for 30 days (i.e. upto 28/11/2017) for e-Payment. Assessed market value & Gravy is valid for 90 days (i.e. upto 18/12/2017) for registration.

Standard User charge of Rs. 500/- (Paper Tax for third party) only includes all taxes per document upto 17 (seventeen) pages and Rs. 75/- (Rupee seven) only for each additional page will be applicable

e-Payment of Stamp Duty and Registration fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both as of 2nd May 2017.

YIS-based e-Assessment system is provided on-line and subjected to final verification by the concerned Registering Office.

Obtaining of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 50 lakhs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

Rs 500/- (Rupee five) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.

Mission fees are also collected if stamp duty and registration fees are paid electronically (i.e. through GSPS). If these are not paid through GSPS then collection fee are retained to be part of the assessment. LLRD office.



Major Information of the Deed

Deed No.	L-1002-00070/2017	Date of Registration	20/11/2017
Deed No / Year	1002-0001-0001/1/2017	Date when deed is registered	
Entry Date	20/10/2017 10:58:43 PM	C.O. No. of SOUTH 24-PARGANAS District	20/10/2017
Applicant Name, Address & Other Details	Somen Ghose 207, Lansdowne Terrace, P.O. - Kolkata, District - Kolkata, WEST BENGAL, India Pin: 700042-001, District - Kolkata		
Transaction	Additional Transaction		
PTO/ Sale, Development Agreement or Construction Agreement	4700/ Other Use Inconvertible Property Declaration No of Government: 21		
Plot No.	Major Value		
Plot No.	No. 200.07.200A		
Plot No. (Article 64)	Registered Plot No.		
Plot No. (Article 64)	No. 200/ Article 64, E, MB, H		
Remarks	Received Rs. 00/- (PTTY only) from the applicant by issuing the associated slip (Urban Code)		

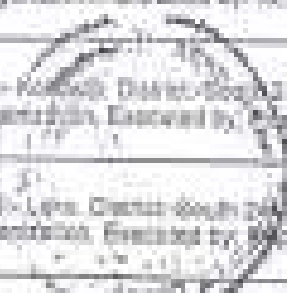
Land Details :

District: South 24-Parganas, P.O.: Howrah, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchsahasur (Lupa Road), Road Zone: (Plotted Located On Road - 1, Plot No. 1007, Ward No. 143

Sr. No.	Plot No.	Plot No. / Number	Land Use Proposed / Type	Area of Land (Sq. Ft.)	Category Value (Rs.)	Market Value (Rs.)	Other Details
1			Resu	82 Kms 10 Chas	11	3,00,07,200A	Width of Approach Road: 23 FT.
Grand Total :				182.212500	11	3,00,07,200A	

Land Cord Details :

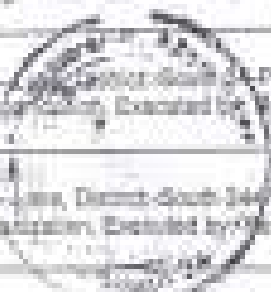
Sr. No.	Name, Address, Photo, Finger Print and Signature
1	Misk Property Private Limited 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Laha, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAECN1600D, State Organization, Executed by: Representative, Executed by: Representative
2	Kinnal Complex Private Limited 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Laha, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAZCM08218, State Organization, Executed by: Representative, Executed by: Representative
3	MAMMAL FINANCIAL & SERVICES PRIVATE LIMITED 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Laha, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAECN12008, State Organization, Executed by: Representative, Executed by: Representative
4	Water Housing Private Limited 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Laha, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAECM10000, State Organization, Executed by: Representative, Executed by: Representative
5	Calvin Marketing Private Limited 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Kolkata, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAECN1800A, State Organization, Executed by: Representative, Executed by: Representative
6	Dynasty Yashya Private Limited 171, Lansdowne Terrace, P.O.- Kolkata, P.S.- Laha, District-South 24-Parganas, West Bengal, India, PIN-700005, PAN No.: AAECN1171F, State Organization, Executed by: Representative, Executed by: Representative



20/11/2017 Deed No-1002001-0001/1/2017, Deed No 2-1002-0001-0001/1/2017 is digitally signed.

Page 20 of 24

7	Madras Enclave Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAECM1887C, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
8	Mowery Estate Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAECM1882B, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
9	Mumbai Promoters Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACPS144H, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
10	Oliver Enclave Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAACD0780F, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
11	Orungal Complex Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACCR042H, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
12	Larkia Tradefarm Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAAC1840F, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
13	Jewels& Trading Company Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAAC1744E, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
14	Rajeev Goods P Ltd 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAACR1339H, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
15	Acad Dealer Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACCA0115C, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
16	Mega Dealer Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAIBN0377H, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
17	Deliteam Enclave Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACCR0019C, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
18	Deliteam Constructions Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACCR0009P, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
19	Kanbat Mercantile Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAIBO0002C, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
20	Bajrang Banerji Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AACCR1445C, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -
21	Evogator Distributor Private Limited 171, Lansdowne Terrace, P.O.-Kolkata, P.S.-Laha, District-South 24-Parganas, West Bengal, India. PIN - 700028. PAN No.: AAICR0014L, Status Organization, Excluded by: Representative, Excluded by: Representative	PIN -



Transfer of property for LI

Sl.No	From	To, with area (Champ-Area)
1	Ark Property Private Limited	Eden Richmond Park LLP-4-00004 Dec
2	Arival Complex Private Limited	Eden Richmond Park LLP-4-00004 Dec
3	AWYAL FINANCIAL & SERVICES PRIVATE LIMITED	Eden Richmond Park LLP-4-00004 Dec
4	Avia Housing Private Limited	Eden Richmond Park LLP-4-00004 Dec
5	Calon Marketing Private Limited	Eden Richmond Park LLP-4-00004 Dec
6	Cynasty Vastha Private Limited	Eden Richmond Park LLP-4-00004 Dec
7	Madhu Estates Private Limited	Eden Richmond Park LLP-4-00004 Dec
8	Metro Estate Private Limited	Eden Richmond Park LLP-4-00004 Dec
9	Purva Properties Private Limited	Eden Richmond Park LLP-4-00004 Dec
10	Oliver Estates Private Limited	Eden Richmond Park LLP-4-00004 Dec
11	Phara Complex Private Limited	Eden Richmond Park LLP-4-00004 Dec
12	Leela Treasures Private Limited	Eden Richmond Park LLP-4-00004 Dec
13	Jayashree Trading Company Private Limited	Eden Richmond Park LLP-4-00004 Dec
14	Ramona Goods P Ltd	Eden Richmond Park LLP-4-00004 Dec
15	Acad Dealer Private Limited	Eden Richmond Park LLP-4-00004 Dec
16	Waj Dealer Private Limited	Eden Richmond Park LLP-4-00004 Dec
17	Hemisha Estates Private Limited	Eden Richmond Park LLP-4-00004 Dec
18	Shikha Construction Private Limited	Eden Richmond Park LLP-4-00004 Dec
19	Verda Mansions Private Limited	Eden Richmond Park LLP-4-00004 Dec
20	Satyam Mansions Private Limited	Eden Richmond Park LLP-4-00004 Dec
21	Devgate Developer Private Limited	Eden Richmond Park LLP-4-00004 Dec



Endorsed for Deed No. 19/2017/2017/2017/2017 / 2017

Eden Richmond Park LLP (2017) LLP No. 19/2017/2017/2017/2017 / 2017. Document is digitally signed.

Page 51 of 54

EDEN RICHMOND PARK LLP

Authorized Person/Authorized Signatory

Scanned by CamScanner

NOTIFICATION

Provision of Advertisements (Forms 43, W.D. Registration Rules 1952)

Advertisements under rule 21 of West Bengal Registration Rules, 1952 duly stamped under schedule 5A, Article number - 47 of Indian Stamp Act - 1899.

Payment of Fees:

As per Part II of West Bengal Registration Rules, the fee payable for this document is Rs 25/- (I) + Rs 25/- (II) + Rs 25/- (III) + Rs 4/- (IV) and Registration Fee paid by Cash Rs 50/-, by online = Rs 50/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2017 9:44AM with Govt. Ref. No. 1000171801542000071 on 27-11-2017, Amount Rs 50/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 300002787 on 27-11-2017, Head of Account 3000-03-004-001-10

Payment of Stamp Duty

Confirmed that no Ad Stamp Duty applies to this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs. 120/-, by online = Rs 75,000/-.

Description of Stamp

1. Stamp Type: Imposition, Serial no 0001, Amount Rs. 100/-, Date of Purchase: 17/11/2017, Vendor name: Scientific Centre

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2017 9:44AM with Govt. Ref. No. 1000171801542000071 on 27-11-2017, Amount Rs. 75,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 300002787 on 27-11-2017, Head of Account 3000-03-004-001-10

(Signature)

Hans Choudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - 11 SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



EDEN RICHMOND PARK LLP / 2017 (P) No. 1 - 10000076 / 2017. Document is rightly signed.

EDEN RICHMOND PARK LLP
(Signature)
Designated Professional Signatory

Date: 27/11/2017

Scanned by CamScanner

Certificate of Registration under section 69 and Rule 69,
Registered in Book - I
Volume number 1602-2017, Page from 295352 to 295315
being No 160209879 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.11.03 14:23:57 +05:30
Reason: Digit Signing of Good

Rina Chaudhury

(Rina Chaudhury) 03/11/2017 14:23:57
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



Rina Chaudhury

(This document is digitally signed.)