

03397/15

3568/2015



পশ্চিমবঙ্গ সরকার

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 575/15



Certified that the Agreement is admitted to Registration... and the endorsement... are the part of...

Asst. Registrar of Assurances II  
Kolkata

22/2/15

~~CONVEYANCE~~ DEVELOPMENT AGREEMENT made this the 28<sup>th</sup> day of February, TWO THOUSAND AND FIFTEEN BETWEEN

Asst. Registrar

Handwritten notes: 6/3/15, 13/3/15, 2-25

Handwritten note: 28/2/2015

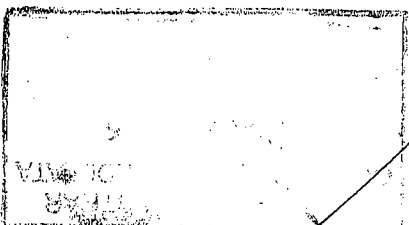
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KOLKATA 700 001

6 OLD POST OFFICE

*(Smt - Chandra)*  
*170*



- 1 As constituted Attorney of;
- 1 Tequip Barter Pvt. Ltd.;
- 2 Aerolink Ventures Pvt. Ltd.;
- 2 Gabarial Suppliers Pvt. Ltd.;
- 4 Royalpet Exim Pvt. Ltd.;
- 5 Dhankamal Vanijya Pvt. Ltd.;
- 6 Mangal Rashi Exim Pvt. Ltd.;
- 7 Broking Services Pvt. Ltd.;
- 8 Capable Suppliers Pvt. Ltd.;
- 8 BNP Banijya Pvt. Ltd.;
- 10 Hilltop Dealcom Pvt. Ltd.;
- 11 Aditi Sanchar Suvidha Pvt. Ltd.;
- Omega Ventures Pvt. Ltd.;
- Mayank Vyapar Pvt. Ltd.;
- Compare Dealers Pvt. Ltd.;
- Survi Dealers Pvt. Ltd.;

(VISHAL KHETAWAT)

*Vishal Khetawat*



*1773*

*Vishal Khetawat*

24 FEB 2015

No. *104668* Date *24 FEB 2015*

Sent to *R. L. GAGGAR*

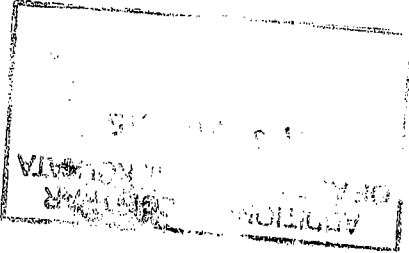
SOLICITOR & ADVOCATES

3rd FLOOR, TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET,  
KOLKATA - 700 001

ANJUSHREE BANERJEE  
L.S. VENDOR (O.S.)  
HIGH COURT, KOLKATA - 700 001

24 FEB 2015

(1) **TELEQUIP BARTER PRIVATE LIMITED (PAN NO. AAECT0980B)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala, Police Station - Behala, Kolkata - 700060, (2) **AERROLINK VENTURES PRIVATE LIMITED (PAN NO. AAKCA1497N)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala, Police Station - Behala, Kolkata - 700060, (3) **GABARIAL SUPPLIERS PRIVATE LIMITED (PAN NO. AAECG5444K)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27/1, Chinar Park, Teghoria, Police Station - Baguihati, Kolkata - 700157, (4) **ROYALPET EXIM PRIVATE LIMITED (PAN NO. AAFCR6435C)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at AE-326, Salt Lake City, 2<sup>nd</sup> Floor, Police Station - Vidhan Nagar, Kolkata - 700064, (5) **DHANKAMAL VANIJYA PRIVATE LIMITED (PAN NO. AAECD0982H)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 8, Lake Town, Block - B, Police Station - Lake Town, Kolkata - 700089, (6) **MANGAL RASHI EXIM PRIVATE LIMITED (PAN NO. AAACM6728P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 63/2B, Belgachia Road, Police Station - Ultadanga, Kolkata - 700037, (7) **ISE STOCK BROKING SERVICES PRIVATE LIMITED (PAN NO. AABCIO355G)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 29A, Weston Street, C-2, 3<sup>rd</sup> Floor, Police Station - Bow Bazar, Kolkata - 700012, (8) **CAPABLE SUPPLIERS PRIVATE LIMITED (PAN NO. AA ECC6808M)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20, B. L. NO. - 4, Jagaddal, North 24 Parganas, Police Station - Jaggadal, West Bengal - 743126, (9) **BNP BANIJYA PRIVATE LIMITED (PAN NO. AADCB2286P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at D-75, Bangur Avenue, 3<sup>rd</sup> Floor, Police Station - Lake Town, Kolkata - 700055, (10) **HILLTOP DEALCOM PRIVATE LIMITED (PAN NO. AACCH4433M)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 52, Weston Street, 3<sup>rd</sup> Floor, Police Station - Bow Bazar, Kolkata - 700012, (11) **ADITI SANCHAR SUVIDHA PRIVATE LIMITED (PAN NO. AACCA2081N)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27, Brabourne Road, 4<sup>th</sup> Floor, Room No. 401, Police Station - Hare Street, Kolkata - 700001 at Ajanta Housing, (12) **OMEGA**



(Signature) (Date)

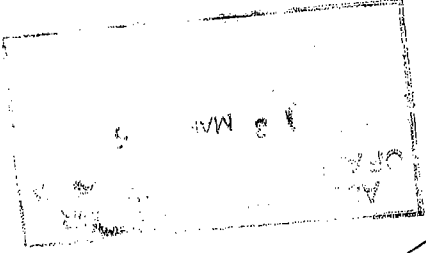
4



- 1 Om Prakash Agarwal;
- 2 Abhijeet Agarwal;
- 3 Careful Projects Advisory Pvt. Ltd.;
- 4 Champion Vanjya Pvt. Ltd.;
- 5 Light House Dealer Pvt. Ltd.;
- 6 Riteshwar Trading & Investment Pvt. Ltd.;
- 7 Femina Stock Management Co. Ltd.;
- 8 Mahima Commercial Company Pvt. Ltd.;
- 9 Ambala Train Pvt. Ltd.;
- 10 K.R. Overseas Pvt. Ltd.;
- 11 Avenue Suppliers Pvt. Ltd.;
- 12 Primrose Deal Trade Pvt. Ltd.;
- 13 Longview Vincom Pvt. Ltd.;
- 14 Bipin Marketing Pvt. Ltd.;
- 15 Ashwini Distributors Pvt. Ltd.;
- 16 Hiranmayi Distributors Pvt. Ltd.;
- 17 Hiranmayi Distributors Pvt. Ltd.;
- 18 Champion Commosales Pvt. Ltd.;
- 19 Daisy Agency Pvt. Ltd.;
- 20 Daisy Agency Pvt. Ltd.;
- 21 Jamuna Dealcom Pvt. Ltd.;
- 22 Jamuna Dealcom Pvt. Ltd.;
- 23 Midcity Dealers Pvt. Ltd.;
- 24 Midcity Dealers Pvt. Ltd.;
- 25 Naswar Vanjya Pvt. Ltd.;
- 26 Naswar Vanjya Pvt. Ltd.;
- 27 Murruria Developers Pvt. Ltd.;
- 28 Murruria Developers Pvt. Ltd.;
- 29 MLM Trading Pvt. Ltd.;
- 30 MLM Trading Pvt. Ltd.;
- 31 NIM Projects Pvt. Ltd.;
- 32 NIM Projects Pvt. Ltd.;
- 33 Guliver Trading Pvt. Ltd.;
- 34 Guliver Trading Pvt. Ltd.;
- 35 Barberik Trading Pvt. Ltd.;
- 36 Barberik Trading Pvt. Ltd.;
- 37 Brown Vyapar Pvt. Ltd.;
- 38 Brown Vyapar Pvt. Ltd.;
- 39 Bangbunni Vannu Pvt. Ltd.;
- 40 Bangbunni Vannu Pvt. Ltd.;
- 41 Indivar Marketing Pvt. Ltd.;
- 42 Indivar Marketing Pvt. Ltd.;
- 43 Zuma Infrastructure Pvt. Ltd.;
- 44 Zuma Infrastructure Pvt. Ltd.;
- 45 Manikala Merchants Pvt. Ltd.;
- 46 Manikala Merchants Pvt. Ltd.;

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VENTURES PRIVATE LIMITED (PAN NO. AABCC1771A), a Company incorporated under the Companies Act, 1956 having its Registered Office at 1-B, Black Burn Lane , 4<sup>th</sup> Floor, Police Station - Bow Bazar, Kolkata - 700012, (13) MAYANK VYAPAR PRIVATE LIMITED (PAN NO. AAECM5354Q), a Company incorporated under the Companies Act, 1956 having its Registered Office at 34A, Metcalfe Street, 2<sup>nd</sup> Floor, Police Station - Bow Bazar, Kolkata - 7000 12, (14) COMPARE DEALERS PRIVATE LIMITED (PAN NO. AADCC0148D), a Company incorporated under the Companies Act, 1956 having its Registered Office at 91, Amlangshu Sen Road, 3<sup>rd</sup> Floor, Police Station - Lake Town, Kolkata - 700048, (15) SURVI DEALERS PRIVATE LIMITED (PAN NO. AAHCS2056A), a Company incorporated under the Companies Act, 1956 having its Registered Office at 13, Khudiram Bose Sarani, 4<sup>th</sup> Floor, Police Station - Dum Dum, Kolkata - 700080, (16) MANIKALA MERCHANTS PRIVATE LIMITED (PAN NO. AAHCM6803H), a Company incorporated under the Companies Act, 1956 having its Registered Office at 30/3, Goa Bagan Lane, Police Station - Burtolla, Kolkata - 700006, (17) ZUMMA INFRASTRUCTURE PRIVATE LIMITED (PAN NO. AAACZ5435D), a Company incorporated under the Companies Act, 1956 having its Registered Office at RGM-18/22, Jhowtala, Teghoria, Police Station - New Town, Kolkata - 7000157, (18) INDIVAR MARKETING PRIVATE LIMITED (PAN NO. AACCI1819B), a Company incorporated under the Companies Act, 1956 having its Registered Office at 25, Chinar Park, Flat No. 2F, Police Station - Baguihati, Kolkata - 700157, (19) BANGBHUMI VINIMY PRIVATE LIMITED (PAN NO. AACCB8095R), a Company incorporated under the Companies Act, 1956 having its Registered Office at 33, C. R. Avenue , Room No. 909, P. S. : Police Station - Bow Bazaar, Kolkata - 7000 12, (20) BROWN VYAPAAR PRIVATE LIMITED (PAN NO. AACCB7939A), a Company incorporated under the Companies Act, 1956 having its Registered Office at 4&5, Judges Court Road, Flat No. 2C, Police Station - Alipore, Kolkata - 700027, (21) BARBARIK TRADING PRIVATE LIMITED (PAN NO. AAECB7414Q), a Company incorporated under the Companies Act, 1956 having its Registered Office at 115/107, Palash Sarani, Bhadrakali, Police Station - Uttarpara, Hooghly - 712232, (22) GULIVER TRADING PRIVATE LIMITED (PAN NO. AABCG0601P), a Company incorporated under the Companies Act, 1956 having its Registered Office at 16, Tarachand Dutta Street, Police Station - Jorasanku, Kolkata - 700073, (23) NLM PROJECTS PRIVATE LIMITED (PAN NO.



6. 01 K...  
90. Late B. Bm  
(S...)  
(S...)



(Anil Kumar Khatri)

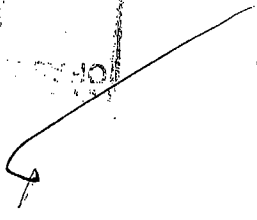
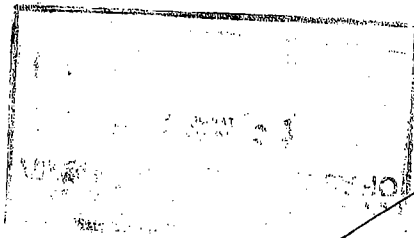
**RAMESWARA INFRA SPACE LLP**  
Partner  
*[Signature]*



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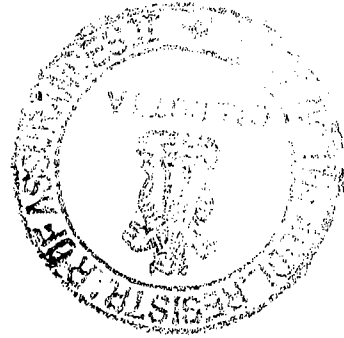
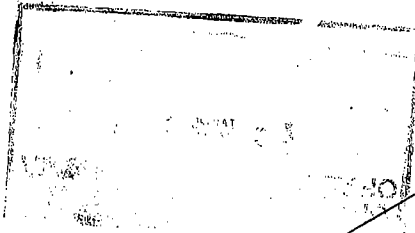
- 60 Satyanarayan Yadav.
- 59 Govind Lal Purohit;
- 58 Kusum Jhunjhunwala;
- 57 Rama Bagaria;
- 56 Sweta Harlalka;
- 55 Anita Harlalka;
- 54 Rajesh Kumar Harlalka;
- 53 Om Prakash Harlalka;
- 52 Pawan Kumar Jalan;
- 51 Laxmi Jalan;
- 50 Pushpa Harlalka;
- 49 Shankar Lal Harlalka;
- 48 Tara Devi Agarwal;

**AADCN9271A**), a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, Police Station - Lake Police Station, Kolkata - 700029, **(24) NLM TRADING PRIVATE LIMITED (PAN NO. AADCN7770J)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, Police Station - Lake Police Station, Kolkata - 700029, **(25) MURMURIA DEVELOPERS PRIVATE LIMITED (PAN NO. AAGCM8040H)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, Police Station - Lake Police Station, Kolkata - 700029, **(26) NASWAR VANIJYA PRIVATE LIMITED (PAN NO. AACCN2595G)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 18, British India Street, Police Station - Hare Street, Kolkata - 700069, **(27) MIDCITY DEALERS PRIVATE LIMITED (PAN NO. AAHCM4906D)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 7B, Kiran Shankar Roy Road, 1<sup>st</sup> Floor, Police Station - Hare Street, Kolkata - 700001, **(28) JAMUNA DEALCOM PRIVATE LIMITED (PAN NO. AAC CJ3508P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, Police Station - Hare Street, Kolkata - 700001, **(29) DAISY AGENCY PRIVATE LIMITED (PAN NO. AADCD4392A)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, Police Station - Hare Street, Kolkata - 700001, **(30) CHAMPION COMMOSALES PRIVATE LIMITED (PAN NO. AADCC9680L)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, Police Station - Hare Street, Kolkata - 700001, **(31) HIRANMAYI DISTRIBUTORS PRIVATE LIMITED (PAN NO. AACCH3818G)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 26A, P. K. Tagore Street, Sashi Sadan, 1<sup>st</sup> Floor, Police Station - Jora Bagan, Kolkata - 700006, **(32) HIMALAYA DEAL TRADE PRIVATE LIMITED (PAN NO. AACCH3845B)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 106, Buxarah Road, Police Station - Jagacha, Howrah - 711110, **(33) ASHWINI DISTRIBUTORS PRIVATE LIMITED (PAN NO. AAJCA8083D)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak, Police Station - Howrah, Howrah - 711101, **(34) BIPIN MARKETING PRIVATE LIMITED (PAN NO. AAECB7042A)**, a Company incorporated under the Companies

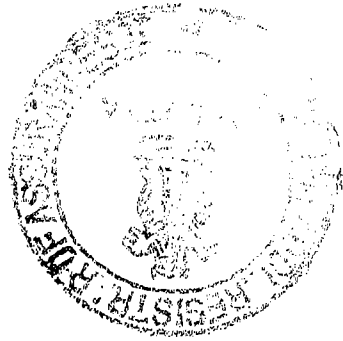
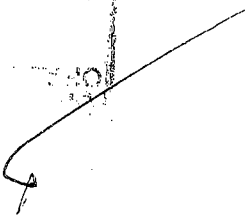
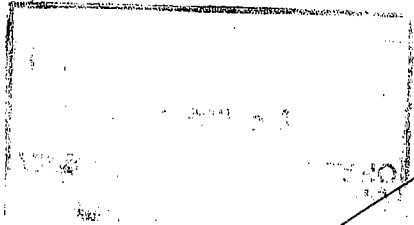




Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak,  
Police Station - Howrah, Howrah - 711101, **(35) LONGVIEW VINCOM  
PRIVATE LIMITED (PAN NO. AABCL7292F)**, a Company incorporated  
under the Companies Act, 1956 having its Registered Office at 101,  
Balaram Dey Street, Police Station - Girish Park, Kolkata - 700006, **(36)  
PRIMEROSE DEAL TRADE PRIVATE LIMITED (PAN NO. AAFCP4569B)**,  
a Company incorporated under the Companies Act, 1956 having its  
Registered Office at 106, Buxarah Road, Police Station - Jagacha, Howrah -  
711110, **(37) AVENUE SUPPLIERS PRIVATE LIMITED (PAN NO.  
AAJCA1553G)**, a Company incorporated under the Companies Act, 1956  
having its Registered Office at 94, Phears Lane, 4<sup>th</sup> Floor, Police Station -  
Bow Bazar, Kolkata - 700012, **(38) K.R.OVERSEAS PRIVATE LIMITED  
(PAN NO. AACCK0101B)**, a Company incorporated under the Companies  
Act, 1956 having its Registered Office at 221/1, Strand Road, 2<sup>nd</sup> Floor,  
Police Station - North Port, Kolkata - 700001 **(39) AMBALA TRAFIN  
PRIVATE LIMITED (PAN NO. AACCA1184G)**, a Company incorporated  
under the Companies Act, 1956 having its Registered Office at 187,  
Rabindra Sarani, 2<sup>nd</sup> Floor, Police Station - Burra Bazar, Kolkata -  
700007, **(40) MAHIMA COMMERCIAL COMPANY PRIVATE LIMITED  
(PAN NO. AABCM 7544B)**, a Company incorporated under the Companies  
Act, 1956 having its Registered Office at 187, Rabindra Sarani, 2<sup>nd</sup> Floor,  
Police Station - Burra Bazar, Kolkata - 700007, **(41) FEMINA STOCK  
MANAGEMENT CO LIMITED (PAN NO. AAACF3689H)**, a Company  
incorporated under the Companies Act, 1956 having its Registered Office at  
132, M. G. Road, Police Station - Burra Bazar, Kolkata - 700007, **(42)  
RITESHWARI TRADING & INVESTMENT PRIVATE LIMITED (PAN NO.  
AABCR3519H)**, a Company incorporated under the Companies Act, 1956  
having its Registered Office at 7/1A, Grant Lane, 3<sup>rd</sup> Floor, Police Station -  
Bow Bazar, Kolkata - 700012, **(43) LIGHT HOUSE DEALER PRIVATE  
LIMITED (PAN NO. AABCL9077E)**, a Company incorporated under the  
Companies Act, 1956 having its Registered Office at 47, Sir Hariram  
Goenka Street, 3<sup>rd</sup> Floor Police Station - Posta Thana, Kolkata - 700007,  
**(44) CHAMPION VANIJYA PRIVATE LIMITED (PAN NO. AAECC1679C)**,  
a Company incorporated under the Companies Act, 1956 having its  
Registered Office at 47, Sir Hariram Goenka Street, 3<sup>rd</sup> Floor, Police Station  
- Posta Thana, Kolkata - 700007, **(45) CAREFUL PROJECTS ADVISORY  
PRIVATE LIMITED (PAN NO. AAECC1950A)**, a Company incorporated  
under the Companies Act, 1956 having its Registered Office 6, Lyons



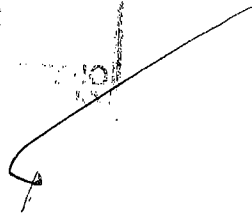
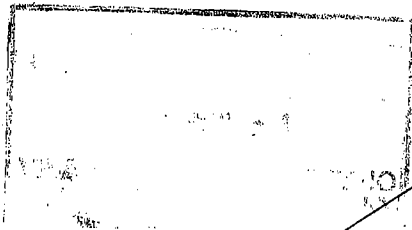
Range, Fortuna Chamber, Police Station - Hare Street, Kolkata - 700001,  
**(46) ABHIJEET AGARWAL (PAN NO. AJZPA1342H)**, son of Om Prakash  
 Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas  
 North, Police Station - Noapara, West Bengal, Pin - 743127, **(47) OM**  
**PRAKASH AGARWAL HUF (PAN NO. AABHO0483N)** of 326 East  
 Ghoshpara Road, Shyamnagar, 24 Parganas North, Police Station -  
 Noapara, West Bengal, Pin - 743127, **(48) TARA DEVI AGARWAL (PAN**  
**NO. AJZPA1342H)**, wife of Om Prakash Agarwal, residing at 326 East  
 Ghoshpara Road, Shyamnagar, 24 Parganas North, Police Station -  
 Noapara, West Bengal, Pin-743127 **(49) SHANKAR LAL HARLALKA (PAN**  
**NO. AAMPH2774A)**, son of Late Radhe Shyam Harlalka, residing at 5/1 ,  
 Clive Row, Room No. 54, 2<sup>nd</sup> Floor, Police Station - Hare Street, Kolkata -  
 700001 **(50) PUSHPA HARLALKA (PAN NO. AARPH0896G)**, wife of  
 Shankar Lal Harlalka, residing at 5/1 , Clive Row, Room No. 54, 2<sup>nd</sup> Floor,  
 Police Station - Hare Street, Kolkata -700001 **(51) LAXMI JALAN (PAN**  
**NO. ACUPJ9508Q)**, wife of Pawan Kumar Jalan, residing at 5/1 , Clive  
 Row, Room No. 54, 2<sup>nd</sup> Floor, P.S. Police Station - Hare Street, Kolkata -  
 700001 **(52) PAWAN KUMAR JALAN (PAN NO. AFHPJ1902J)**, son of  
 Late Narayan Prasad Jalan, residing at 5/1 , Clive Row, 2<sup>nd</sup> Floor, P.S.  
 Hare Street, Kolkata -700001 **(53) OM PRAKASH HARLALKA (PAN NO.**  
**AARPH0895F)**, son of Late Radheshyam Harlalka, residing at 55, Atindra  
 Mukherjee Lane, Police Station - Shibpur, Kolkata - 711102 **(54) RAJESH**  
**KUMAR HARLALKA (PAN NO. AASPH6924Q)**, son of Late Radheshyam  
 Harlalka, residing at 55, Atindra Mukherjee Lane, Police Station - Shibpur,  
 Kolkata - 711102 **(55) ANITA HARLALKA (PAN NO. AAPPH5197J)**, wife of  
 Om Prakash Harlalka, residing at 55, Atindra Mukherjee Lane, Police  
 Station - Shibpur, Kolkata - 711102 **(56) SWETA HARLALKA (PAN NO.**  
**ACHPH3752R)**, daughter of Shankar Lal Harlalka, residing at 106, Kiron  
 Chand Singha Road, Block - GA3, 2<sup>nd</sup> Floor, B Type, Police Station -  
 Shibpur, Kolkata - 711102 **(57) RAMA BAGARIA (PAN NO. ADYPB7052Q)**,  
 wife of Binod Kumar Bagaria, residing at 162/2, Banaras Road, Police  
 Station - Malipanchghara, Kolkata - 711106 **(58) KUSUM**  
**JHUNJHUNWALA (PAN NO. ACQPJ5736Q)**, wife of Dilip Kumar  
 Jhunjhunwala, residing at 28, Sree Ram Dhaing Road, Police Station -  
 Malipanchghara, Kolkata - 711106 **(59) GOVIND LAL PUROHIT (PAN NO.**  
**AGBPP2057P)**, son of Late Maniram Purohit, residing at 131, Rajendra  
 Avenue, Police Station - Uttarpara, Kolkata - 712258 **(60)**  
**SATYANARAYAN YADAV (PAN NO. AAIPY7077M)**, son of Late Dindayal



Yadav, residing at 29/1, Daya Ram Naskar Lane, Police Station - Malipanchghara, Ghusrri, Salkia, Howrah - 700107 hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in the case of Companies their respective successor and/or successors in their respective offices / interests and assigns and in case of individuals, their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**. The Owners nos. 1 to 60 are represented by their common constituted Attorney MR. VISHAL KHETAWAT <sup>(PAN NO. AFEPK 7934K)</sup> son of Mr. Babulal Khetawat, residing at 143/1/1, Cotton Street, Police Station - Burrabazar, Kolkata - 700007, having been duly authorized and empowered by three separate registered Power of Attorneys dated 17<sup>th</sup> April, 2013, 18<sup>th</sup> May, 2013, 23<sup>rd</sup> May, 2013, respectively all duly registered in the Office of Additional District Sub - Registrar at Alipore, 24 Parganas (South) and recorded in Book No. IV, CD Volume No. 2, Page Nos. 4263 to 4302, being No. 00817 for the year 2013, Book No. IV, CD Volume No. 3, Page Nos. 1805 to 1833, being No. 01056 for the year 2013, Book No. IV, CD Volume No. 3, Page Nos. 2694 to 2723, being No. 01129 for the year 2013 respectively **AND RAMESWARA INFRASPACE LLP, PAN. NO. AANFR0026J**, a limited liability partnership firm carrying on business at No.19A Sarat Bose Road, Kolkata 700 020 Police Station - Bhowanipore <sup>(PAN NO. AFEPK 9743D)</sup> represented by one of its partners **MR. ANIL KUMAR KHETAWAT**, Son of Mr. Jugal Kishore Khetawat, residing at 19A, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 700 020 having been duly authorized by the other Partners hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and/or those who may carry on the business of Rameswara Infraspace LLP and their respective heirs legal representatives successor and/or successors in office/interest and assigns) of the **OTHER PART**;

**WHEREAS:**

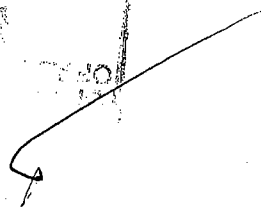
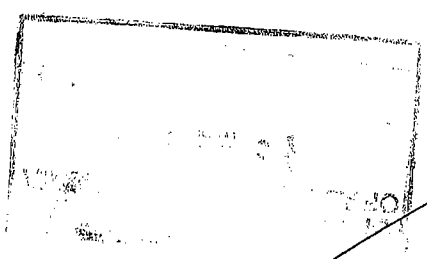
- A) In this agreement wherever the context so permits the Owners and the Developer are collectively referred to as 'the parties' and individually as 'a party'



B) By an Indenture of Conveyance dated 7<sup>th</sup> August, 2012 and made between Barindra Nath Chatterjee therein referred to as the Vendor of the One Part and the Owners herein therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub Registrar, Barrackpore in Book No. 1, CD Volume No.22, Pages 895 to 960, Being No. 08707, for the year 2012 the Owners herein jointly became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the pieces and parcels of contiguous land forming one single parcel of danga land containing by estimation an area of 354.95 cottahs equivalent to 5.867 acres or 586.70 decimals (more or less) comprised in L.R. & R.S. Dag No. 46/997, L.R. & R.S. Dag No. 38/1681 L.R. & R.S. Dag No. 38/1680, L.R. & R.S. Dag No. 46, L.R. & R.S. Dag No.46/1682, recorded in L.R. Khatian No.3401, Touzi No.2998, Survey No.38, in Mouza Monirampur, J.L. No. 2, together with all structures standing thereon situate lying at and being Municipal Holding No.197 in Ward No. 22 within the limits of North Barrackpore Municipality Post Office & Police Station - Barrackpore, District 24 Parganas North, Kolkata 700120 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **TOTAL PREMISES/PROPERTY**) for the consideration and subject to the terms and conditions contained and recorded in the said Indenture each of the owner being independent of each other acquired a distinct and independent share into or upon the said Premises

C) A part or portion of the said total Property have been transferred to 9 (nine) persons who were in occupation of a part or portion of the said total premises (hereinafter referred to as the **OCCUPANTS**)

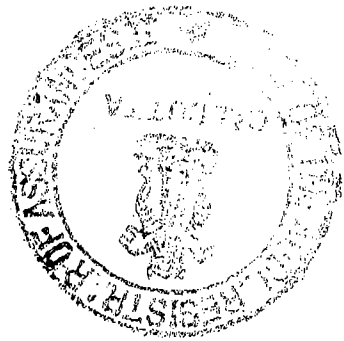
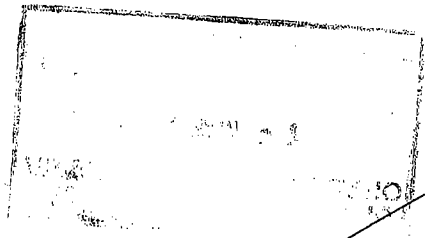
D) For the purpose of undertaking development of the said Total Property the Owners have negotiated with the said Occupants whereby the said occupants have vacated the various parts and portions in their respective occupation on the condition that a part or portion of the said total property containing by estimation an area of 5.340 decimals equivalent to 216.2 Sq. Metres (more or less) (hereinafter referred to as the **OCCUPANTS AREA** situation whereof is shown and delineated in the map or plan annexed hereto and





bordered in RED thereon) has been allotted to such Occupants and the Owners at their own cost have constructed or caused to have constructed 9 (nine) R.T. Shed Rooms on the said Occupants Area and allotted to each of the said occupants one R.T. Shed Rooms and that the said Occupants Area will be completely separate and independent from the remaining part or portion of the said Total Premises

- E) For the purpose of undertaking the development of the said Premises a part or portion of the said total Property has been transferred to the Barrackpore Municipality containing by estimation an area of 15.418 decimals equivalent to 686.24 Sq. Metres (more or less) (hereinafter referred to as the **MUNICIPALITY AREA** situation whereof is shown and delineated in the map or plan annexed hereto and bordered in GREEN thereon)
- F) After providing for the said Occupants Area and the said Municipality Area—the remaining part or portion of the said Total Property containing by estimation an area of equivalent to 565.942 decimal (more or less) will be available for development (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PREMISES/PROPERTY**)
- G) The Developer is carrying on business in undertaking development of real estate in and around the city of Kolkata and its suburbs and has acquired great reputation and has at its disposal a competent professional team, adequate financial resources and marketing skills for undertaking development of properties
- H) For the purpose of undertaking development of the said Property at the request of the Owners the Developer has agreed to enter into this joint venture agreement whereby the Developer has agreed to provide its skill, marketing expertise, Professional Team and to incur all costs charges and expenses for undertaking development of the said Premises subject to the terms and conditions hereinafter appearing.
- I) The parties are desirous of recording the same, in writing.

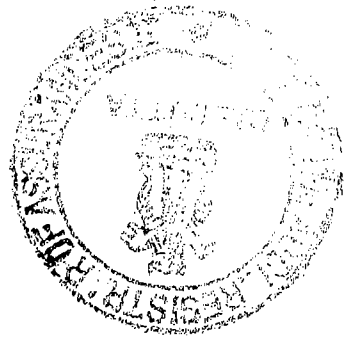
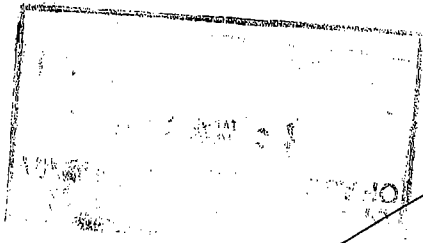


NOW THIS AGREEMENT WITNESSETH and it is agreed and declared by and between the parties hereto as follows:

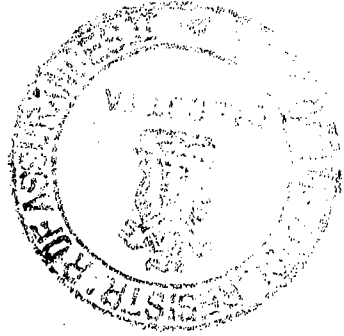
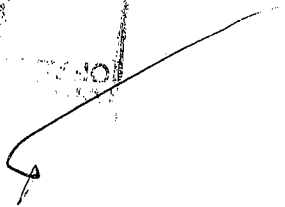
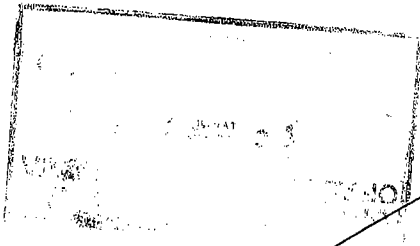
1. **ARTICLE I - DEFINITIONS**

In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

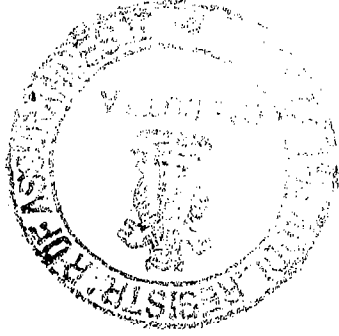
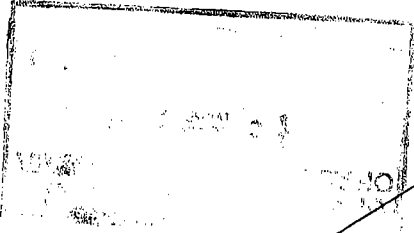
- i) **ARCHITECT** shall mean M/s. Raj Agarwal & Associates of No. 8B, Royd Street, 2<sup>nd</sup> Floor, Kolkata - 700016 or any other person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said Housing Project.
- ii) **COMMON PARTS AND PORTIONS** shall be such as shall be determined by the Developer upon completion of the New Building and/or buildings and/or Housing Project.
- iii) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for carrying out, completion use and occupation of the Development of the New Building and/or Buildings
- iv) **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, hallways, stairways, passageways, lift, lift shafts, drive ways, gardens, park ways, driveways, common lavatories, generator, generator room and lighting for common spaces, Pump Room, Tube well, overhead water tank, pump and motor room and other facilities as shall be provided for common use.
- v) **COMMON AREA MAINTENANCE** shall mean the charges to be shared amongst the owners and/or occupiers of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project for maintenance and operation of the facilities of the common areas.



- vi) **OCCUPANTS AREA** shall mean **ALL THAT** a part or portion of the said total property containing by estimation an area of 5.340 decimals equivalent to 216.2 Sq. metres (more or less) (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon)
- vii) **OWNERS** shall mean the parties hereto of the First Part and shall include their respective heirs, legal representatives, executors, administrators and assigns
- viii) **DEVELOPER** shall mean the said **RAMESWARA INFRASPACE LLP** and shall mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and/or those who may carry on the business of Rameswara Infraspace LLP and their respective heirs legal representatives successor and/or successors in office/interest and assigns)
- ix) **MUNICIPALITY AREA** shall mean **ALL THAT** the piece and parcel of land forming part of the said total property containing by estimation 15.418 decimals equivalent to 686.24 Sq. Metres (more or less) to be gifted and transferred in favour of Barrackpore Municipality.
- x) **NEW BUILDING and/or BUILDINGS/HOUSING PROJECT** shall mean and include the new building and/or buildings and/or Housing Project to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by authorities concerned
- xi) **TOTAL PROPERTY** shall mean **ALL THAT** the pieces and parcels of contiguous land forming one single parcel of danga land containing by estimation an area of 354.95 Cottahs equivalent to 5.867 acres or 586.70 decimals (more or less) being Municipal Holding No. 197 in Ward No.22 within the limits of Barrackpore Municipality (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written)



- xii) **PREMISES** shall mean the remaining part or portion of the said Total Property containing by estimation an area of 565.942 decimal (more or less) being a portion of Municipal Holding No. 197 in Ward No.22 within the limits of Barrackpore Municipality (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written)
- xiii) **PLAN** shall mean the Plan to be sanctioned by the authorities concerned and include any modifications and/or alterations made thereto from time to time
- xiv) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time
- xv) **SPECIFICATION** shall mean the specifications required for the purpose of construction of the said New Building and/or Buildings as may be recommended by the Architect.
- xvi) **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means lawfully adopted for effecting what is understood as a transfer of space in a multi-storied building to the purchasers thereof.
- xvii) Words importing singular shall include plural and vice versa.
- xviii) Words importing masculine gender shall include Feminine and Neuter genders - like-wise words importing feminine gender shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.

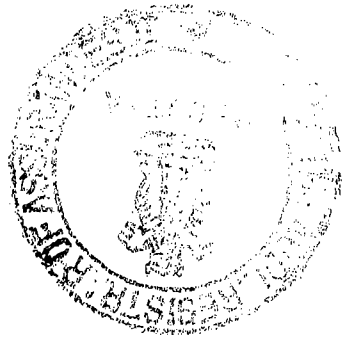
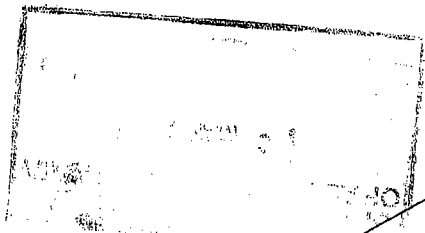




## 2. ARTICLE II - INTERPRETATIONS

2.1 In this Agreement (save to the extent that the context otherwise so requires):

- i) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
- ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated
- iii) An obligation of the Developer in this Agreement to do something shall include an obligation to procure that the same shall be done and obligation on its part not to do something shall include an obligation not to permit, or allow the same to be done
- iv) Words denoting one gender shall include other genders as well.
- v) words denoting singular number shall include the plural and vice versa
- vi) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- vii) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made in this Agreement from time to time in force.



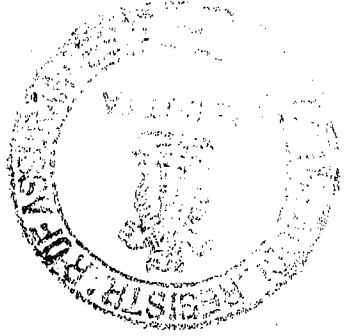
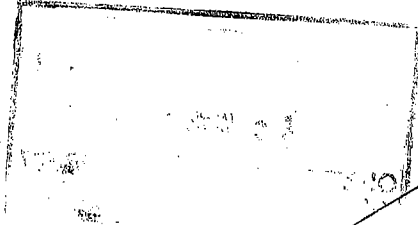
viii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.

ix) The Schedules shall have effect and be construed as an integral part of this agreement.

### 3. ARTICLE III - REPRESENTATIONS AND WARRANTIES BY THE OWNERS

3.1 At or before execution of this Agreement the Owners and each one of them have jointly and severally represented and assured the Developer as follows:

- i) THAT the said property belongs to the Owners alone each one of them being entitled to undivided 1/60<sup>th</sup> share or interest therein and excepting the Owners nobody else has any right title interest claim or demand into or upon the said Property or any part or portion thereof .
- ii) THAT excepting that certain parts and portions of the said property are presently in occupation by certain persons (hereinafter referred to as the OCCUPANTS) the said Property is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.
- iii) THAT excepting that certain parts and portions of the said property have been gifted and transferred to Barrackpore Municipality (hereinafter referred to as Municipal Area).
- iv) THAT the Owners have a marketable title in respect of the said Property.
- v) THAT the said property is not subject to any notice of acquisition and/or requisition.
- vi) THAT the Owners are legally competent to enter into this Agreement.



vii) THAT all municipal rates taxes and other outgoings payable in respect of the said Property upto the date of execution of this Agreement shall be paid borne and discharged by the Owners.

3.2 Relying on 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 part with the amounts as hereinafter appearing and but for the aforesaid representations the Developer would not have otherwise entered into this agreement nor would have parted with the amounts as hereinafter appearing

#### 4. COMMENCEMENT AND DURATION

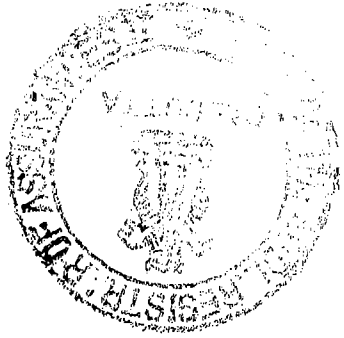
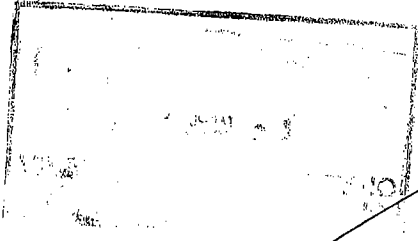
4.1.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from ----- day of February Two Thousand And Fifteen (hereinafter referred to as the **COMMENCEMENT DATE**)

4.1.2 Unless terminated and/or determined by the parties hereto by mutual consent, in writing, this agreement shall remain in full force and effect until such time the said Housing Project is completed.

#### 5. PLAN

5.1.1 The Developer has already prepared a tentative and/or provisional plan for the purpose of submitting the same to Barrackpore Municipality for sanction and the Owners hereby accept the said plan and the said provisional plan has been signed by both the Owners and the Developer for the purpose of identification.

5.1.2 The Owners and each one of them agree and undertake to sign and execute all deeds documents instruments plans as may be necessary and/or required.



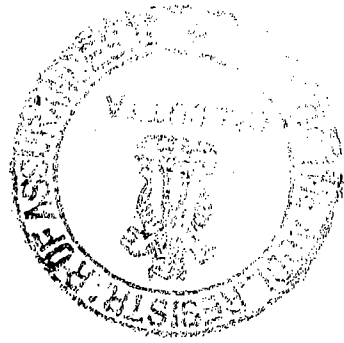
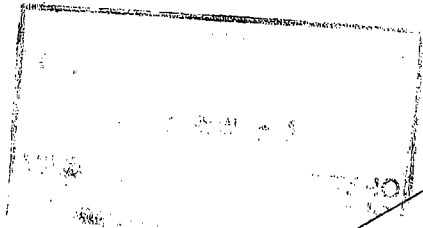
5.1.3 The sanction fee and other amounts for obtaining sanction of the said Plan shall be paid borne and discharged by the Developer.

5.1.4 The expression "Plan" shall mean and include all alterations and/or modifications made thereto from time to time

## 6. DEVELOPMENT RIGHT

Subject to the terms and conditions herein contained and subject to the Developer agreeing to undertake construction of a new building and/or buildings at the said property and to incur all costs charges and expenses in connection therewith, the Owners and each one of them have agreed to grant the exclusive right of development in respect of the said Property unto and in favour of the Developer herein and in connection therewith the Developer shall be entitled to and is hereby authorized to:

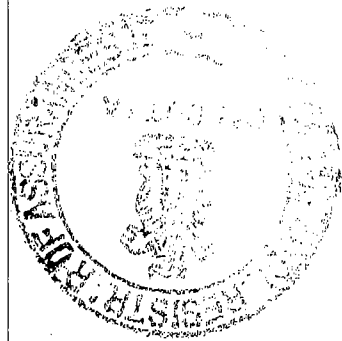
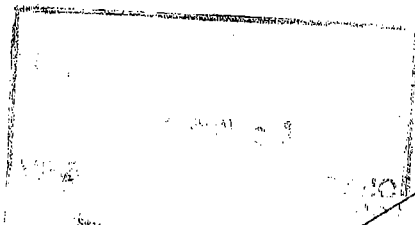
- i) apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Property
- ii) take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Property and/or premises or any adjoining or neighboring premises and which need to be diverted as a result of the Development
- iii) install all electricity and other connections
- iv) serve such notices and enter into such agreements with statutory undertakers or other companies as may be necessary to install the services
- v) give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in





respect of development of the said Property and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the Owners from and against all costs charges claims actions suits and proceedings.

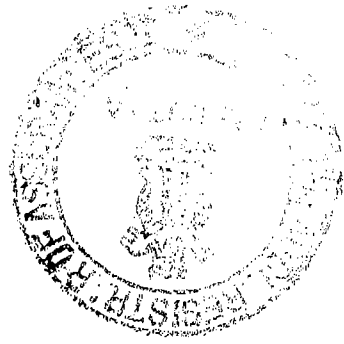
- vi) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owners and each one of them saved harmless and fully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



- xi) incur all costs charges and expenses for the purpose of constructing erecting and completing the said Housing Project in accordance with the Plan with any and all modifications and/or alterations to be made thereto from time to time and sanctioned by the authorities concerned
- xii) make proper provision for security of the said Property during the course of development
- xiii) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Property or any part or portion thereof
- xiv) not to expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said Project
- xv) to remain solely liable and/or responsible for all acts deeds matters and things for undertaking the said housing project in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed

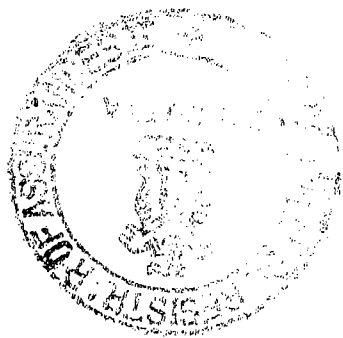
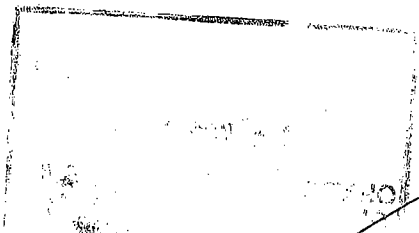
For the purpose of development of the said Property the Developer has agreed :

- i) To appoint its own professional team for undertaking development of the said properties
- ii) To take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the



appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.

- iii) Has used and/or shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to the selection and preparation of all necessary performance specifications and requirements and to design the Development for the purposes for which it is to be used or specific
- iv) The approved plans have been and will be prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which it is to be used and the property is fit for the carrying out of the development
- v) To commence and proceed diligently to execute and complete the development:
  - a) in a good and workman like manner with good quality of materials of their several kinds free from any latent or inherent defect (whether of design, workmanship or materials) to the reasonable satisfaction of the Owners
  - b) in accordance with the Plan, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement.



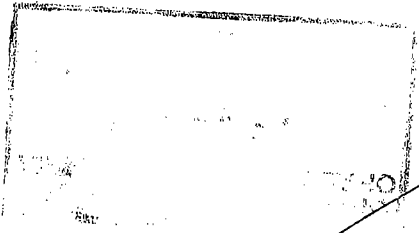
- c) The Developer shall use its best endeavors to cause the Development to be practically completed in accordance with the provisions of this Agreement.

6.3 The Development Right is being granted by the Owners in favour of the Developer in respect of the said total lands after providing, if necessary and/or required such part or portion of the total lands to be transferred in favour of Barrackpore Municipality containing by estimation 15.418 decimals equivalent to 686.24 Sq. Metres (more or less) and also after providing 5.340 decimals equivalent to 216.2 Sq. metres (more or less) of land forming part of the said total lands for relocation and/or rehabilitation of nine occupants who were previously in occupation of the front portion of the said total lands

## 7. DEVELOPMENT COSTS

7.1 The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred including, without limitation, the items listed below

- i) The proper costs of obtaining planning permissions in respect of the development (including fees of the architects surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature
- ii) The proper costs of investigations, surveys, and tests in respect of soil, drains, structures and rights of light
- iii) The proper costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development.

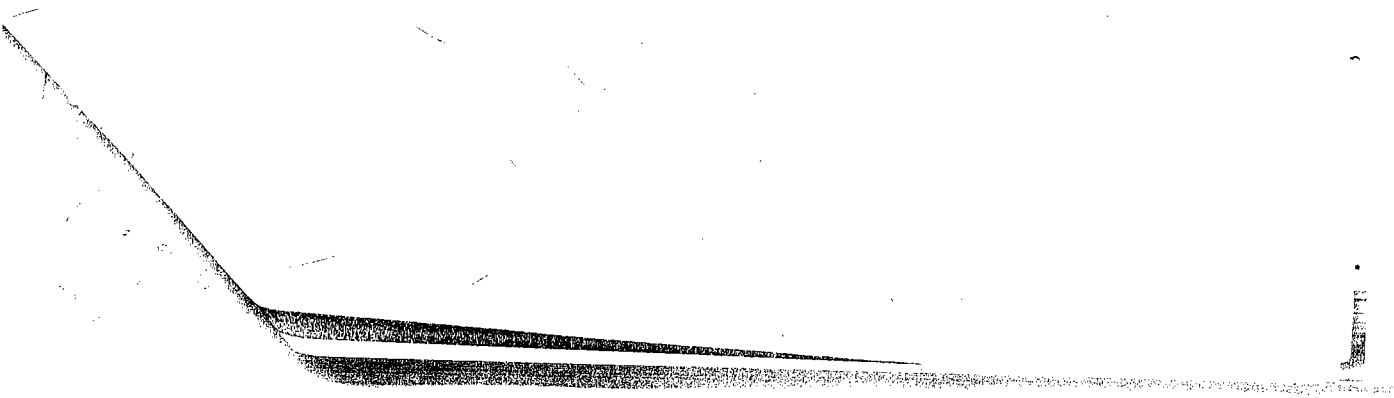
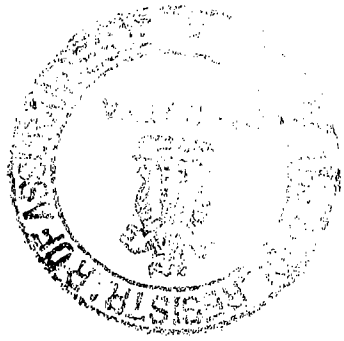
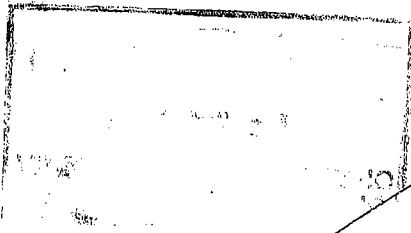




- iv) The proper costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the Property or on the Owners or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development
- vii) All proper costs and interests and other finance costs payable by the Developer for undertaking development of the said Property.

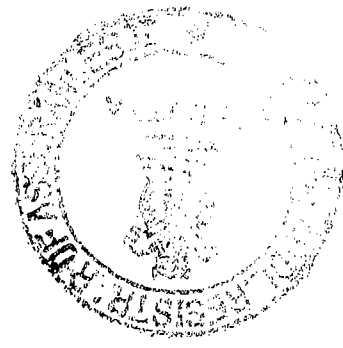
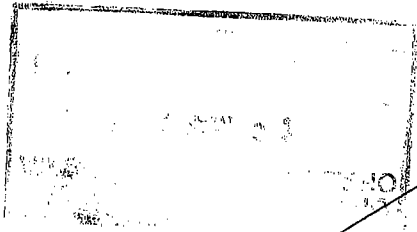
## 8. OCCUPANTS

8.1 It has been expressly agreed by and between the parties hereto that it shall be the obligation and responsibility of the Owners to cause the occupants to vacate the various parts and portions of the said total property and for the aforesaid purposes the owners have negotiated with the said Occupants whereby the owners were obligated to set apart an area of 5.340 decimals equivalent to or 216.2 Sq. metres (more or less) forming part of the said total property (hereinafter referred to as the **OCCUPANTS AREA**) and have allotted the same to the said Occupants and Owners have constructed or to caused to have constructed 9 R.T. Shed Rooms therein and allocated to each of such nine occupants one R.T. Shed Room.



## 9. CONSTRUCTION, ERECTION AND COMPLETION

- 9.1 The Developer shall undertake development of the said Property in accordance with the said Plan as may be sanctioned by the authorities concerned with any modifications and/or alterations made thereto from time to time and unless prevented by circumstances beyond its control the Developer shall cause the said Housing Project i.e. the new building and/or buildings to be constructed on the said Property with such Specification (details whereof will appear from the SECOND SCHEDULE hereunder written) within a period of 48 months from the date of execution of this Agreement together with a grace period of 12 (Twelve Months) (hereinafter referred to as the **COMPLETION DATE**)
- 9.2 The said specifications may be altered as may be recommended by the Architect and shall be substituted with specifications of comparable quality
- 9.3 For the purpose of development of the said Property, the Developer has agreed:
- i) To appoint its own professional team for undertaking development of the said Property
  - ii) To take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same
  - iii) To use and continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to selection and preparation of all necessary performance specifications and requirements and to design of the Development for the purposes for which it is to be used or specific



iv) The approved plans have been and/or will be prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which is to be used and the property is fit for the carrying out of the development

v) The Developer shall commence and proceed diligently to execute and complete the development:

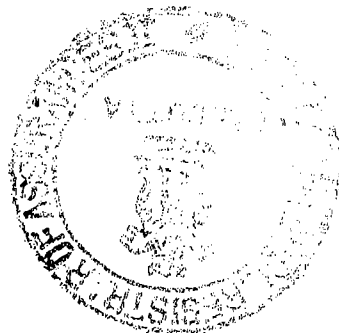
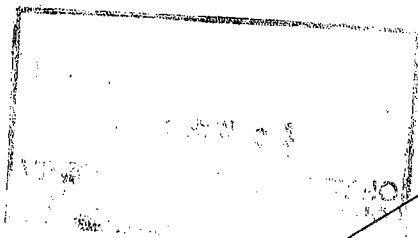
a) In a good and workman like manner with good quality of materials free from any latent or inherent defect (whether of design, workmanship or materials) to the reasonable satisfaction of the Owners and

b) In accordance with the Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement

c) To use its best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

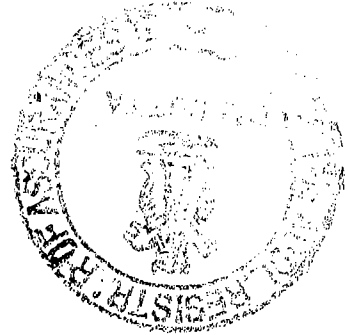
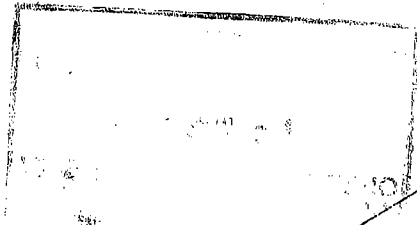
## 10.ALLOCATION/REVENUE SHARING

10.1 In consideration of the said Development Agreement it has been agreed by and between the parties hereto that the Owners shall be entitled to 10% (ten percent) of the various flats units apartments constructed spaces and car parking spaces and together with the undivided proportionate share in all common parts portions areas facilities and amenities and together with the undivided proportionate share in the land comprised in the said Premises attributable thereto (hereinafter referred to as the **OWNER'S ALLOCATION/SHARE**) and to be dealt with in such manner as may be mutually agreed upon between the parties and that the Developer shall be entitled to retain for itself 90% (ninety percent) of the various flats units apartments



constructed spaces and car parking spaces and together with the undivided proportionate share in all common parts portions areas facilities and amenities and together with the undivided proportionate share in the land comprised in the said Premises attributable thereto (hereinafter referred to as the **DEVELOPER'S ALLOCATION/SHARE**) and that taking into account the marketing expertise of the Developer it has been agreed by and between the parties that the Developer shall be responsible to undertake marketing of all the flats units apartments constructed spaces and car parking spaces in its own name and receive all amounts in its name.

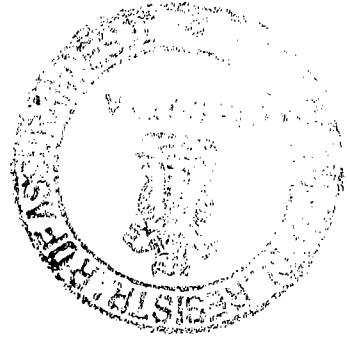
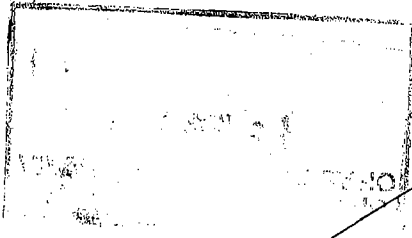
- 10.2** It has been agreed that the net sale proceeds accruing from sale and transfer of the development shall be shared between the parties hereto in the ratio whereby the Owners shall jointly be entitled to 10% of the net sale proceeds (hereinafter referred to as the **OWNER'S ALLOCATION/SHARE**) and the Developer shall be entitled to retain for itself the remaining 90% of the net sale proceeds (hereinafter referred to as the **DEVELOPER'S ALLOCATION/SHARE**).
- 10.3** It is hereby agreed and declared by and between the parties hereto that if at any time any of the Owners (hereinafter referred to as the **SELLING OWNER**) shall decide to sell and transfer his right title interest and/or his share of revenue which the Selling Owner may become entitled to consequent to this Agreement he shall first offer the same to the Developer for such consideration and on such terms and conditions as may be mutually agreed upon and if within sixty days from the date of such offer being made if the Developer shall exercise the option of acquiring the right title interest of the Selling owner then and in that event a concluded contract shall be deemed to have come into existence and the Selling Owner shall be liable to sell and transfer his right title interest into or upon the said premises and/or his share or revenue in favour of the Developer and to none else.
- 10.4** For the sake of convenience and for the purpose of facilitating sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the said housing complex which includes the Owner's Share as well as the Developer's Share,





the Developer shall be entitled to enter into agreements for sale and transfer with intending purchasers in its own name and to receive realise and collect the amount of consideration and other amounts in its own name and to grant effectual receipts and/or discharges therefore and any amount paid by the intending purchasers in the name of the Developer shall be a complete and valid discharge of the obligation of the intending purchaser to make payment of the amount of consideration and other amounts in terms of the sale agreement to be entered into with the Developer

- 10.5** The Owners agree to become confirming parties in the agreements for sale and/or deeds of conveyances to be executed in respect of sale and transfer of the flats units apartments constructed spaces and car parking spaces forming part of the Housing Project and vice versa
- 10.6** The books of accounts and other papers relating to sale and transfer of the development shall be kept at the office of the Developer and the Owners or any persons authorised by them shall be entitled to take inspection of the same
- 10.7** The parties have further agreed that they shall settle the accounts in respect of the amounts receivable by them on quarterly basis and if there is any amount payable to the Owners the same will be paid out of the sale proceeds to be held and/or received by the Developer
- 10.8** The Developer shall be entitled to and is hereby authorized to
- i) appoint brokers and other agents for promoting the sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the development
  - ii) To work out the strategy for promoting sale of the development.
  - iii) To negotiate with intending purchasers for sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project at such price and on such terms and



conditions as the Developer in its absolute discretion shall deem fit and proper

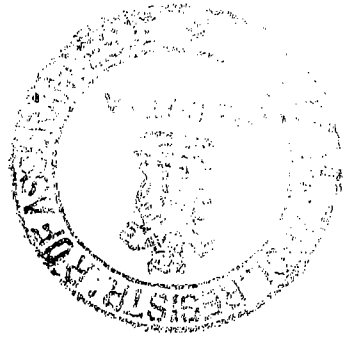
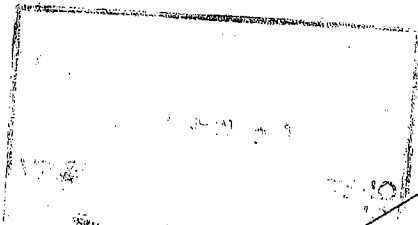
- iv) A separate account shall be maintained in respect of the said Housing Project by the Developer at its office situated at 19A Sarat Bose Road, Kolkata 700 020. The Owners or any persons authorized by them shall be entitled to take inspection of such accounts upon giving prior notice to the Developer
- v) The net sale proceeds forming part of the Owner's Share shall be made over by the Developer to each of the Owners on quarterly basis or at such time as may be agreed upon between the parties mutually and for the purpose of determination of the net sale proceeds the following will be taken into account :
  - a) Brokerage charges
  - b) Legal fees
  - c) Publicity costs
  - d) Fees to be paid to Real Estate Agents for marketing the said project

It is hereby expressly agreed and made clear that the land value and construction cost shall not be taken into account for the purpose of determination of the net sale proceeds.

**10.9** It is hereby expressly agreed that any of the owners shall be entitled to and shall be at liberty to transfer and assign its right title and interest in to and in favour of the Developer on such terms and conditions as may be mutually agreed upon and upon such agreement being arrived at the share of the owner shall stand vested in the Developer or its nominee or nominees without any further act deed or thing.

## **11. BREACHES AND CONSEQUENCES THEREOF**

**11.1** None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default on the part of either party



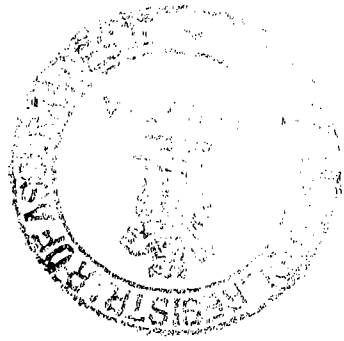
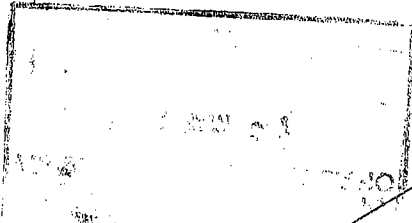
(hereinafter referred to as the **DEFAULTING PARTY**) the other party shall be entitled to sue the party in default for specific performance of this agreement and for other consequential reliefs **IT BEING EXPRESSLY AGREED AND DECLARED** that it is the intention of the parties hereto to jointly undertake development of the said premises and to share the net sale proceeds amongst themselves in the ratio as hereinbefore mentioned and as such in the event of any disputes amongst the parties hereto the parties as far as possible shall amicably try and resolve all disputes and differences. However, in the event of any such disputes and/or differences being incapable of being resolved amicably then and in that event the parties shall first refer all such disputes and differences to arbitration in the manner as hereinafter appearing before initiating legal proceedings.

## 12. **BORROWING POWER**

**12.1** For the purpose of undertaking development of the said Property the Developer shall be entitled to apply for and obtain loans and/or financial accommodation from any Bank and/or Financial Institutions and for the purpose of securing repayment of the same the Owners have agreed to create a mortgage and/or collateral security over and in respect of the said Property excepting that the Developer alone shall be responsible for repayment of the said Loan Amount and the interest accrued due thereon and in no event the Owners shall be liable and/or responsible for the same and the Developer has agreed to indemnify and keep the Owners and their respective Directors and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom

## 13. **FORCE MAJEURE :**

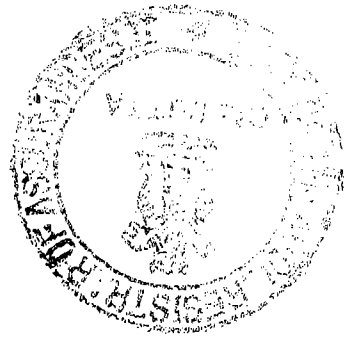
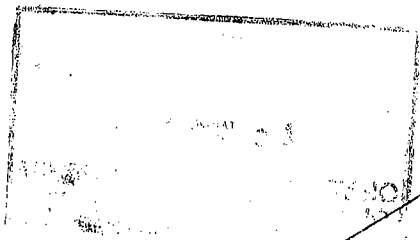
**13.1** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this



Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

**13.2** If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither the Developer nor the Owners shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

**13.3** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.





**14. NAME OF THE HOUSING PROJECT**

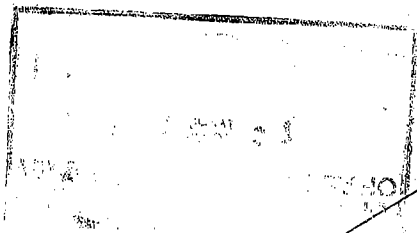
**14.1** The name of the said Housing Project shall be "**Rameswara River view**" and shall not be changed under any circumstances

**15. CONFIDENTIALITY:**

**15.1** Confidential Information shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the businesses thereof (including, but not limited to, the provisions of this Agreement) and in whatever form, which is acquired by, or disclosed to, the other Party pursuant to this Agreement.

**15.2** In consideration of Confidential Information of each Party (Disclosing Party) being made available to the other Party (Receiving Party) under this Agreement, the Receiving Party shall at all times :

- (a) Treat all such Confidential Information as secret and confidential and take all necessary steps to preserve such confidentiality.
- (b) Not use any such Confidential Information other than for the purpose of performing its obligations under this Agreement and in particular, not to use or seek to use such Confidential Information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the Disclosing Party.
- (c) Not disclose such Confidential Information to anyone other than with the prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion) of the Disclosing Party.
- (d) Not make any copies of any such Confidential Information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such Confidential Information)



without the Disclosing Party's prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion).

- (e) Upon written request by the Disclosing Party, promptly deliver to the Disclosing Party or the direction of the Disclosing Party, destroy, all materials containing any such Confidential Information and all copies, extracts or reproductions of it (as permitted under this Agreement) and to certify compliance to the Disclosing Party in writing.

**16. ENTIRE AGREEMENT:**

**16.1** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions / correspondence and agreements between the Parties, oral or implied.

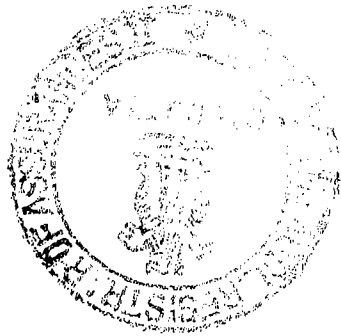
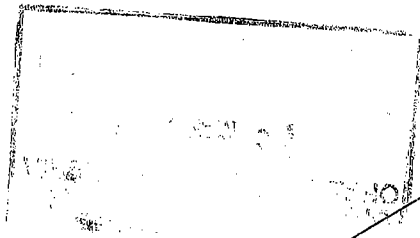
**17. AMENDMENT/MODIFICATION:**

**17.1** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

**18. NOTICE:**

**18.1** Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by facsimile transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time)

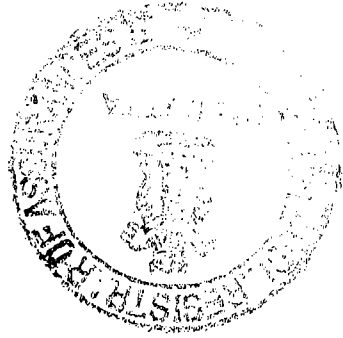
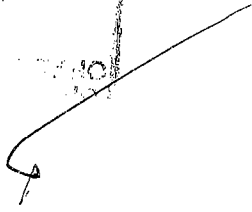
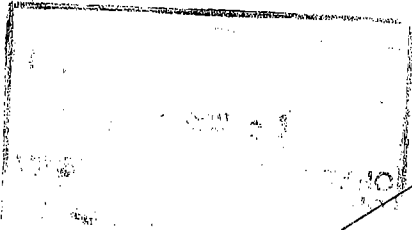
**18.2** Any such notice or other written communication shall be deemed to have been served:



- a) If delivered personally, at the time of delivery.
- b) If sent by prepaid recorded delivery or registered post or courier service, on the 4<sup>th</sup> day of handing over the same to the postal authorities.
- c) If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.
- d) In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication, was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

**19. MISCELLANEOUS:**

- 19.1 RELATIONSHIP OF THE PARTIES** - This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties and the rights and obligations of the parties shall be governed by the terms and conditions of this agreement.
- 19.2 NON WAIVER** - any delay tolerated and/or indulgence shown by the any of the parties in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of either of the parties.
- 19.3** No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not

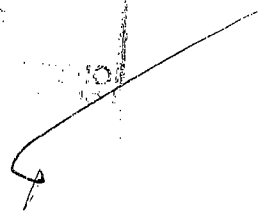
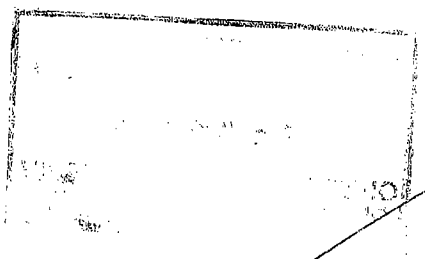


constitute a waiver by such party of the right to pursue any other available remedy.

- 19.4** Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them
- 19.5** 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.
- 19.6** Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.
- 19.7** All municipal rates taxes khazana and other outgoings on and from the date of commencement of the work of construction payable in respect of the said property shall be paid borne and discharged by the Developer.
- 19.8** In the event of any amount becoming payable on account of Service Tax and/or under the works contract then and in that event both the parties shall share the same in equal proportion
- 19.9** This agreement shall be binding on the parties hereto and their respective successors and assigns.
- 19.10** Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

## **20. ARBITRATION**

- 20.1** The parties have agreed to amicably try and resolve all disputes and/or differences which may arise amongst themselves. However, in the event of any such disputes and/or differences being incapable of being resolved amicably then and in that event the parties have agreed to refer all such disputes and differences to the sole arbitration of Mr. R. L. Gaggar, Solicitor & Advocate of No.6, Old Post





Office Street, Kolkata - 700001 (hereinafter referred to as the ARBITRATOR) and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act 1996 or any other statutory modification or enactment thereto for the time being in force

**20.2** The Arbitrators shall have summary powers

**20.3** It would not be obligatory on the Arbitrators to follow the principles laid down under the Indian Evidence Act unless specifically enjoined upon them under any statute

**20.4** It would not be obligatory on the part of the Arbitrators to give any speaking and/or reasoned award

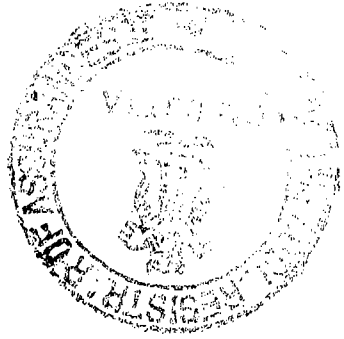
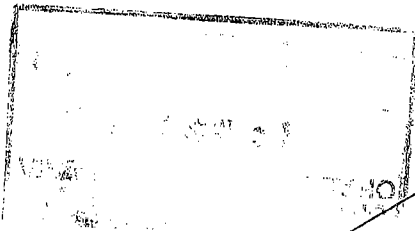
**20.5** The Arbitrators shall try and adjudicate the disputes within a period of four months from the date of entering upon the reference excepting that the Arbitrators shall be entitled to extend time for such further period as may be necessary

**20.6** The Arbitrators shall be entitled to give interim awards and/or directions and/or awards from time to time

**20.7** Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE SAID TOTAL PROPERTY)**

**ALL THAT** the various pieces and parcels of contiguous land forming one single parcel of danga land containing by estimation an area of 354.95 Cottahs equivalent to 5.867 acres or 586.70 decimals (more or less) comprised in L.R. & R.S. Dag No. 46/997, L.R. & R.S. Dag No. 38/1681, L.R. & R.S. Dag No. 38/1680, L.R. & R.S. Dag No. 46, L.R. & R.S. Dag No.46/1682 recorded in recorded in old L.R. Khatian No.3401, Touzi No.2998, Survey No.38, in Mouza Monirampur, J.L. No. 2 situate and lying at new Municipal Holding No.197 (old Municipal Holding No. 34) in new Ward No.22 (old Ward No. 94) within the limits of North Barrackpore Municipality Post Office & Police Station - Barrackpore, District 24 Parganas North, Kolkata 700120 as follows:



**Details of Dags:**

L.R. & R.S. Dag No. / Nature	Khatian No.	Total Area in Dag as per Records of Rights (in satak)	Area Owned by the Owners as per Records of Rights (in satak)	Area being hereby hold by the Owners as per the Deed of Conveyance dated 7 <sup>th</sup> August, 2012
46/997 (Danga)	3401	180	180	Total 586.70 decimals or 354.95 Cottahs (more or less) in all Five Dags
38/1681 (Danga)		40	20	
38/1680 (Danga)		52	52	
46 (Danga)		331	331	
46/1682 (Danga)		14	7	

**Boundaries of the said Premises:**

- On the **North** : By Municipal Road;
- On the **South** : Partly by Shib Kanta Chattopadhyay's Property and partly by the remaining small portion of Dag No.46 retained by Barindra Nath Chatterjee
- On the **East** : By Monirampur High School;
- On the **West** : By River Ganges;

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(THE SAID PROPERTY/PREMISES)  
( SUBJECT MATTER OF THIS DOCUMENT)**

**ALL THAT** the various pieces and parcels of contiguous land forming one single parcel of bastu land containing by estimation an area equivalent to 565.942 decimal (more or less) comprised in L.R. & RS. Dag No. 46/997, L.R. & R.S. Dag no. 38/1681 L.R. & R.S. Dag no. 38/1680, L.R. & R.S. Dag No. 46, L.R. & R.S. Dag No.46/1682 recorded in old L.R. Khatian No.3401 and new L.R. Khatian Nos. being 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 4032, 4043, 4044, 4045, 4046, 4047, 4048, 4049, 4050, 4051, 4058, 4076, 4077, 4078, 4079, 4080, 4081, 4082, 4084, 4085, 4086, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4119, 4120, 4122, 4123,



4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4163, 4164, 4165, 4166, 4167 and 4202 Touzi No.2998m Survey No.38 in Mouza Monirampur, J.L.No. 2 and lying at new Municipal Holding No.197 (old Municipal Holding No. 34) in new Ward No.22 (old Ward No. 94) within the limits of North Barrackpore Municipality Post Office & Police Station - Barrackpore, District 24 Parganas North, Kolkata 700120 as follows:


**Details of Dags:**

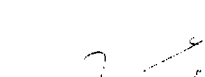
L.R. & R.S. Dag No. / Nature	New Khatian Nos.	Total Area in Dag as per Records of Rights (in satak)	Area Owned by the Owners as per Records of Rights (in satak)	Area being hereby hold by the Owners as per the Deed of Conveyance dated 7 <sup>th</sup> August, 2012
46/997 (Bastu)	3947, 3948,	180	180	Total 565.942 decimal (more or less) in all Five Dags
38/1681 (Bastu)	3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956,	40	20	
38/1680 (Bastu)	4032, 4043, 4044, 4045, 4046, 4047,	52	52	
46 (Bastu)	4048, 4049, 4050, 4051,	331	306.942	
46/1682 (Bastu)	4058, 4076, 4077, 4078, 4079, 4080, 4081, 4082, 4084, 4085, 4086, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4119, 4120, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4163, 4164, 4165, 4166, 4167 and 4202	14	7	

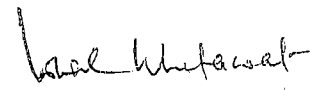


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY**  
**THE OWNERS** At Kolkata  
in the presence of:

1.   
(Sachin Chandra)  
6 Old Post Office St.  
Kolkata.

2.   
(Anil Kumar)  
6 Old Post Office St.  
Kolkata.

  
**(VISHAL KHETAWAT)** (AFCPK 7934K)

- As constituted Attorney of:
- 1 Telequip Barter Pvt. Ltd.;
  - 2 Aerrolink Ventures Pvt. Ltd.;
  - 3 Gabarial Suppliers Pvt. Ltd.;
  - 4 Royalpet Exim Pvt. Ltd.;
  - 5 Dhankamal Vanijya Pvt. Ltd.;
  - 6 Mangal Rashi Exim Pvt. Ltd.;
  - 7 Broking Services Pvt. Ltd.;
  - 8 Capable Suppliers Pvt. Ltd.;
  - 9 BNP Banijya Pvt. Ltd.;
  - 10 Hilltop Dealcom Pvt. Ltd.;
  - 11 Aditi Sanchar Suvidha Pvt. Ltd.;
  - 12 Omega Ventures Pvt. Ltd.;
  - 13 Mayank Vyapar Pvt. Ltd.;
  - 14 Compare Dealers Pvt. Ltd.;
  - 15 Survi Dealers Pvt. Ltd.;
  - 16 Manikala Merchants Pvt. Ltd.;
  - 17 Zumma Infrastructire Pvt. Ltd.;
  - 18 Indivar Marketing Pvt. Ltd.;
  - 19 Bangbhumi Vinimy Pvt. Ltd.;
  - 20 Brown Vyapaar Pvt. Ltd.;
  - 21 Barbarik Trading Pvt. Ltd.;
  - 22 Guliver Trading Pvt. Ltd.;
  - 23 NLM Projects Pvt. Ltd.;
  - 24 NLM Trading Pvt. Ltd.;
  - 25 Murmuria Developers Pvt. Ltd.;
  - 26 Naswar Vanijya Pvt. Ltd.;
  - 27 Midcity Dealers Pvt. Ltd.;





- 28 Jamuna Dealcom Pvt. Ltd.;
- 29 Daisy Agency Pvt. Ltd.;
- 30 Champion Commosales Pvt. Ltd.;
- 31 Hiranmayi Distributors Pvt. Ltd.;
- 32 Himalaya Deal Trade Pvt. Ltd.;
- 33 Ashwini Distributors Pvt. Ltd.;
- 34 Bipin Marketing Pvt. Ltd.;
- 35 Longview Vincom Pvt. Ltd.;
- 36 Primerose Deal Trade Pvt. Ltd.;
- 37 Avenue Suppliers Pvt. Ltd.;
- 38 K.R. Overseas Pvt. Ltd.;
- 39 Ambala Trafin Pvt. Ltd.;
- 40 Mahima Commercial Company  
Pvt. Ltd.;
- 41 Femina Stock Management Co.  
Ltd.;
- 42 Riteshwari Trading &  
Investment Pvt. Ltd.;
- 43 Light House Dealer Pvt. Ltd.;
- 44 Champion Vanijya Pvt. Ltd.;
- 45 Careful Projects Advisory Pvt. Ltd.;
- 46 Abhijeet Agarwal;
- 47 Om Prakash Agarwal;
- 48 Tara Devi Agarwal;
- 49 Shankar Lal Harlalka;
- 50 Pushpa Harlalka;
- 51 Laxmi Jalan;
- 52 Pawan Kumar Jalan;
- 53 Om Prakash Harlalka;
- 54 Rajesh Kumar Harlalka;
- 55 Anita Harlalka;
- 56 Sweta Harlalka;
- 57 Rama Bagaria;
- 58 Kusum Jhunhunwala;
- 59 Govind Lal Purohit;
- &
- 60 Satyanarayan Yadav.

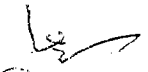


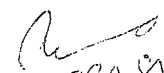
SIGNED AND DELIVERED BY  
THE DEVELOPER At Kolkata  
in the presence:


RAMESWARA INFRA SPACE LLP

  
Partner

(ANIL KUMAR KHETAWAT)

1.  (Sub-  
b.ord Ch-Dm)  
8032 W. B. Road  
Kolkata

2.  (S. S. SHARMA)  
6032 Post Office  
Kolkata 700000

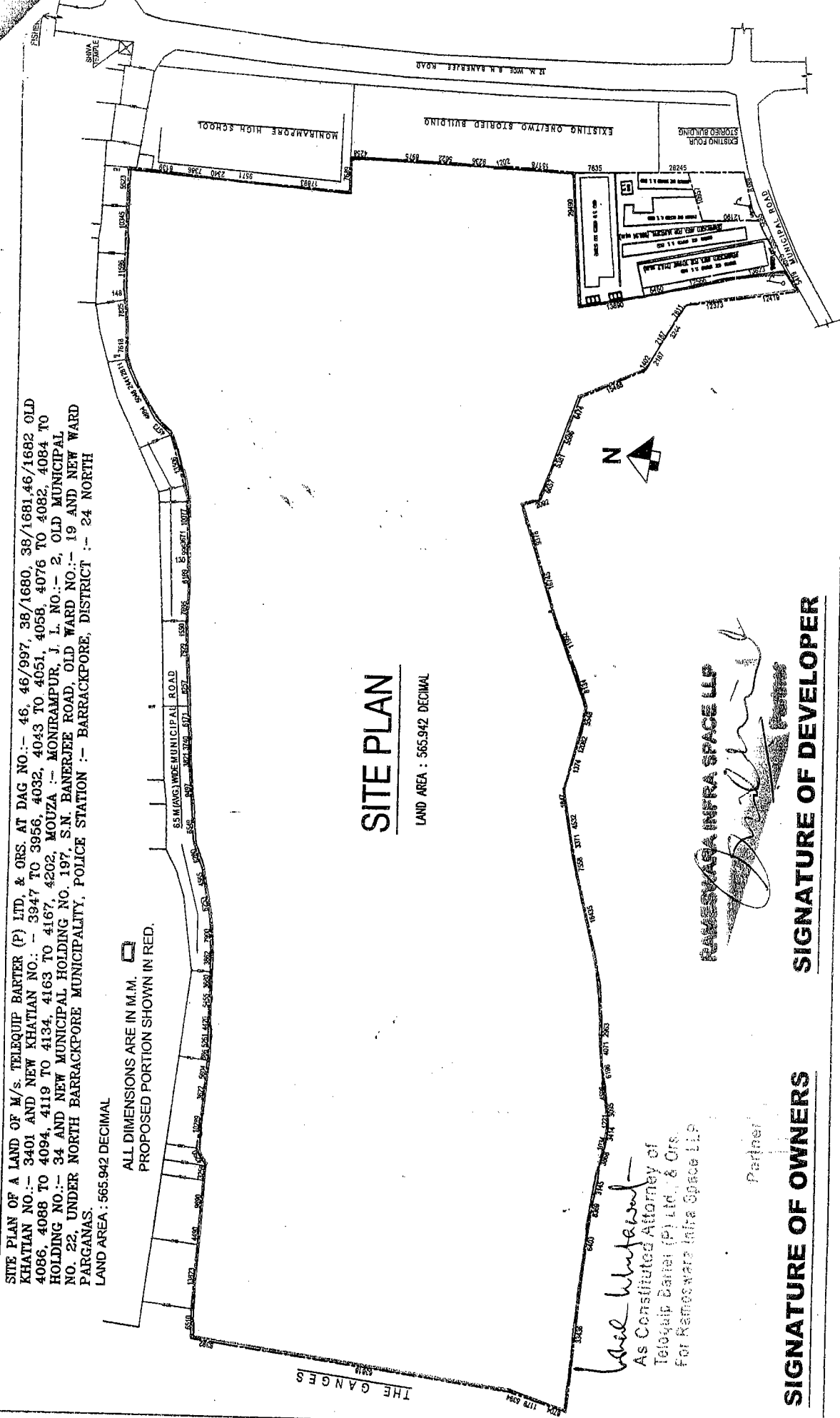
DRAFTED AND PREPARED  
IN MY OFFICE:  
  
AJAY GAGGAR  
ADVOCATE,  
HIGH COURT, CALCUTTA  
Enrolment No.1160/2003



SITE PLAN OF A LAND OF M/s. TELEQUIP BARTER (P) LTD. & ORS. AT DAG NO.:- 46, 46/997, 38/1680, 38/1681,46/1682 OLD KHATHAN NO.:- 3401 AND NEW KHATHAN NO.:- 3947 TO 3956, 4032, 4043 TO 4051, 4058, 4076 TO 4082, 4084 TO 4086, 4088 TO 4094, 4119 TO 4134, 4163 TO 4167, 4202, MOUZA :- MONIRAMPUR, J. L. NO.:- 2, OLD MUNICIPAL HOLDING NO.:- 34 AND NEW MUNICIPAL HOLDING No. 197, S.N. BANERJEE ROAD, OLD WARD NO.:- 19 AND NEW WARD NO. 22, UNDER NORTH BARRACKPORE MUNICIPALITY, POLICE STATION :- BARRACKPORE, DISTRICT :- 24 NORTH PARGANAS.

LAND AREA : 565.942 DECIMAL

ALL DIMENSIONS ARE IN M.M.  
PROPOSED PORTION SHOWN IN RED.



**SITE PLAN**

LAND AREA : 565.942 DECIMAL

*Baral Kumar*  
As Constituted Attorney of  
Telequip Barter (P) Ltd. & Ors.  
For Ramco Infra Space LLP

Partner

*Rameshwar Infra Space LLP*  
Partner

**SIGNATURE OF OWNERS**

**SIGNATURE OF DEVELOPER**





**Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata**

**Endorsement For Deed Number : I - 03568 of 2015  
(Serial No. 03397 of 2015 and Query No. 1902L000006371 of 2015)**

**On 13/03/2015**

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

Presented for registration at 14.35 hrs on :13/03/2015, at the Private residence by Vishal Khetawat ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 13/03/2015 by

1. Anil Kumar Khetawat  
Partner, Rameswara Infraspacē L L P, 19 A, Sarat Bose Road, Kol, Thana:-Bhawanipore,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Others

Identified By Subhas Ch. Das, son of Lt. P. Das, 6, Old Post Office Street, Kol, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Vishal Khetawat, son of Babulal Khetawat , 143/1/1, Cotton Street, Kol, Thana:-Burrobazar,  
District:-Kolkata, WEST BENGAL, India, Pin :-700007 By Caste Hindu By Profession: Others,as the  
constituted attorney of 1. Telequip Barter Pvt. Ltd. 2. Hilltop Dealcom Pvt. Ltd. 3. Aditi Sanchar Suvudha  
Pvt. Ltd. 4. Omega Ventures Pvt. Ltd. 5. Mayank Vyapar Pvt. Ltd. 6. Compare Dealers Pvt. Ltd. 7. Survi  
Dealers Pvt. Ltd. 8. Manikala Merchants Pvt. Ltd. 9. Zumma Infrastructure Pvt. Ltd. 10. Indivar  
Marketing Pvt. Ltd. 11. Bangbhumi Vinimy Pvt. Ltd. 12. Aerrolink Ventures Pvt. Ltd. 13. Brown Vyapaar  
Pvt. Ltd. 14. Barbarik Trading Pvt. Ltd. 15. Guliver Trading Pvt. Ltd. 16. N L M Projects Pvt. Ltd. 17. N L  
M Trading Pvt. Ltd. 18. Murmuria Developers Pvt. Ltd. 19. Naswar Vanijya Pvt. Ltd. 20. Midcity Dealers  
Pvt. Ltd. 21. Jamuna Dealcom Pvt. Ltd. 22. Daisy Agency Pvt. Ltd. 23. Gabarial Suppliers Pvt. Ltd. 24.  
Champion Commosales Pvt. Ltd. 25. Hiranmayi Distributors Pvt. Ltd. 26. Himalaya Deal Trade Pvt. Ltd.  
27. Ashwini Distributors Pvt. Ltd. 28. Bipin Marketing Pvt. Ltd. 29. Longview Vincom Pvt. Ltd. 30.  
Primerose Deal Trade Pvt. Ltd. 31. Avenue Suppliers Pvt. Ltd. 32. K. R. Overseas Pvt. Ltd. 33. Ambala  
Trafin Pvt Ltd. 34. Royalpet Exim Pvt. Ltd. 35. Mahima Commercial Company Pvt. Ltd. 36. Femina  
Stock Management Co Ltd. 37. Riteshwari Trading & Investment Pvt. Ltd. 38. Light House Dealer Pvt.  
Ltd. 39. Champion Vanijya Pvt. Ltd. 40. Careful,Projects Advisory Pvt. Ltd. 41. Abhijeet Agarwal 42. Om  
Prakash Agarwal H U F 43. Tara Devi Agarwal 44. Shankar Lal Harlalka 45. Dhankamal Vanijya Pvt.  
Ltd. 46. Pushpa Harlalka 47. Laxmi Jalan 48. Pawan Kumar Jalan 49. Om Prakash Harlalka 50. Rajesh  
Kumar Harlalka 51. Anita Harlalka 52. Sweta Harlalka 53. Rama Bagaria 54. Kusum Jhunjunwala 55.  
Govind Lal Purohit 56. Mangal Rashi Exim Pvt. Ltd. 57. Satyanarayan Yadav 58. I S E Stock Broking  
Services Pvt. Ltd. 59. Capable Suppliers Pvt. Ltd. 60. B N P Banijya Pvt. Ltd. is admitted by him.

Identified By Subhas Ch. Das, son of Lt. P. Das, 6, Old Post Office Street, Kol, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.



27 MAR 2015

**( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II**

27/03/2015 16:16:00

EndorsementPage 1 of 2

		thumb	Fore	Middle	Ring	Little
				(Right Hand)		







Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 03568 of 2015  
(Serial No. 03397 of 2015 and Query No. 1902L000006371 of 2015)

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 25/03/2015**

**Certificate of Market Value(WB RUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-34,23,11,971/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 27/03/2015**

**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 : 5, 5(f) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 101.00/-, on 27/03/2015

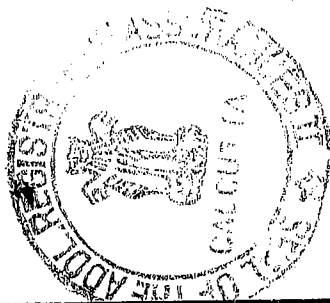
( Under Article : ,E = 21/- ,I = 55/- ,M(a) = 21/- ,M(b) = 4/- on 27/03/2015 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 35020/- is paid , by the draft number 989089, Draft Date 12/03/2015, Bank : State Bank of India, JADU BABUS BAZAR, received on 27/03/2015
2. Rs. 40000/- is paid , by the draft number 989087, Draft Date 11/03/2015, Bank : State Bank of India, JADU BABUS BAZAR, received on 27/03/2015

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



*(Handwritten signature and date)*  
27/03/2015

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II


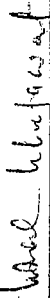


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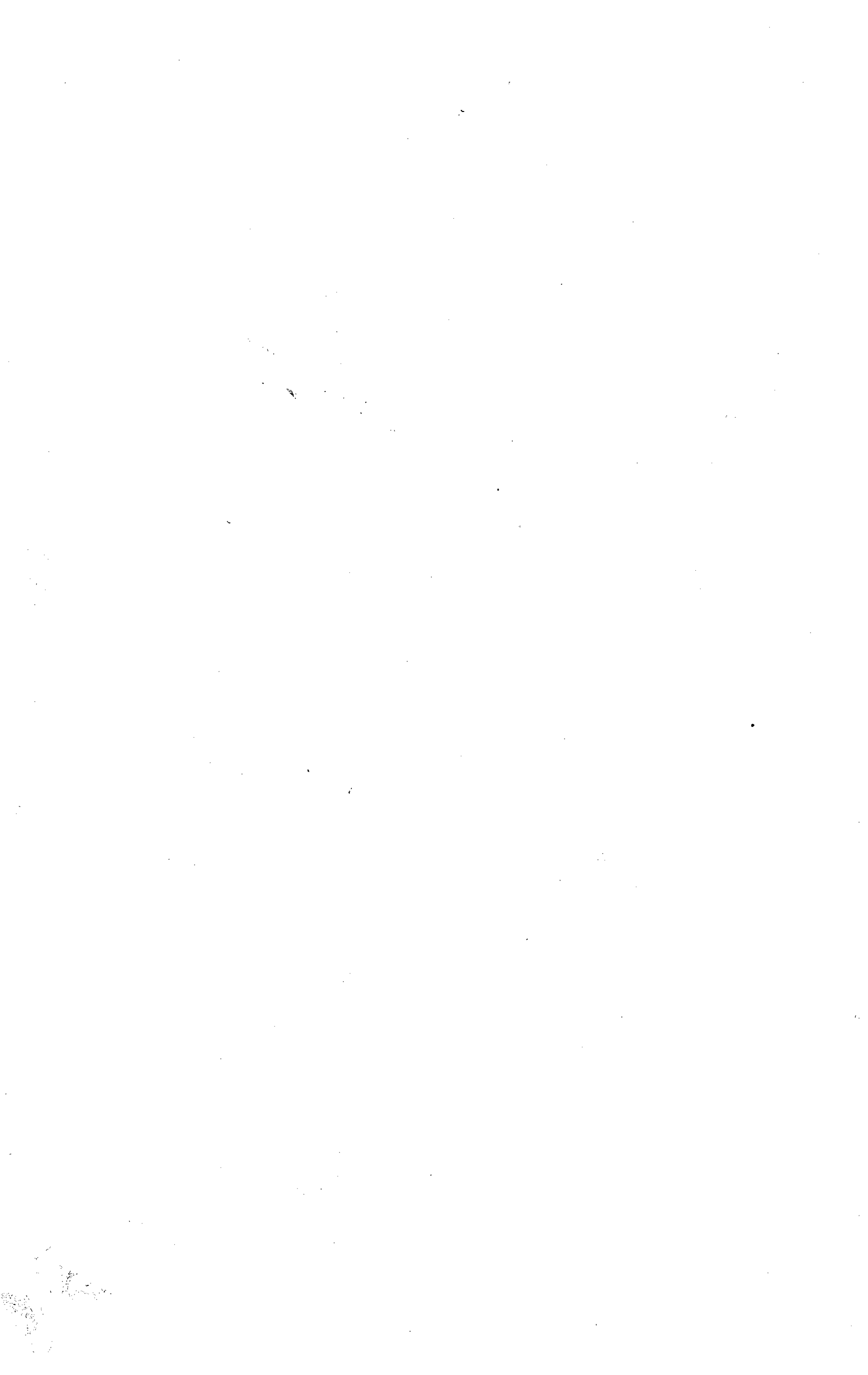
EndorsementPage 2 of 2

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				(Right Hand)		



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 1324 to 1370  
being No 03568 for the year 2015.



(Dulal chandra Saha) 31 March-2015  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

		Thumb	Fore	Middle (Right Hand)	Ring	Little
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