

control of the Developer without any interference of the Owners.

- (c) The Developer shall be entitled to assign or transfer its rights benefits and obligations under this agreement to any third party.

18. The Owners do hereby and each one of them doth hereby also empower and authorize the Developer to do all other acts deeds and things that shall be required to be done for the purpose of smooth and hassle-free development of the said Premises and construction of building/buildings, even though such acts deeds or things may not have been expressly hereby granted, and the said authority of the Developer shall extend to all such matters **it being expressly understood** that the acts of the Developer shall not cause any monetary obligation upon the Owners.

19. **ARBITRATION**

19.1 All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Property or determination of any liability shall be referred to the arbitration of an arbitral tribunal (the "**Tribunal**"), consisting of three arbitrators one to be nominated by Owners, one by the Developer and the third one by the first two arbitrators. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Tribunal shall be final and binding on the parties hereto. In connection with the said arbitration, the parties have agreed and declared as follows:-

19.1.1 The Tribunal shall have summary powers and will be entitled to lay down their own procedure.

19.1.2 The Tribunal will be at liberty to give interim orders and/or directions.

19.1.3 The Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.

19.1.4 The place of arbitration shall be at Kolkata and shall be conducted in English.

20. **BINDING EFFECT**

This Development Agreement and its provisions will be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, affiliates, heirs and personal representatives.

21. **ENTIRE AGREEMENT**

This Development Agreement together with the schedules contains the entire agreement of the parties hereto with respect to the subject matter hereof. No other agreements or understandings shall survive on the execution and delivery of this Development Agreement by the parties. This Development Agreement shall not be amended, modified and supplemented except in writing signed by the parties hereto.

22. **Severability**

If any provision of this Agreement is invalid, unenforceable or prohibited by Applicable Law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein, provided, however, that the Parties hereto shall negotiate in good faith to modify this Agreement so as to give effect to the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the Transaction contemplated hereby be consummated as originally contemplated to the fullest extent possible. Any such invalid, illegal, void, unenforceable or against policy provision shall be replaced by a mutually acceptable provision, which being valid, legal, enforceable and within policy comes closest to the intention of the Parties underlying the invalid, illegal, void, unenforceable or against policy provision.

23. **Specific Performance of Obligations**

The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be

entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

24. **FURTHER ASSURANCES**

Each of the parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Development Agreement, including, without limitation, any and all actions necessary or appropriate to effectuate the transfer of the said Premises and constructions to be made thereon.

25. **JURISDICTION**

The Courts having territorial jurisdiction over the said Premises and/or the Hon'ble High Court at Calcutta alone shall have the jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this Development Agreement.

26. **GENERAL POWER OF ATTORNEY**

The Owners do hereby and each one of them doth hereby nominate constitute appoint the said **M/S. JAGANNATH HEIGHTS PRIVATE LIMITED**, hereinafter referred to as "the said Attorney" to be Owner true and lawful attorneys to act through its authorised representative for Owners and in owners' names and on owners' behalf, do perform exercise and execute or cause to be done, performed exercised and executed all or any of the following acts, deeds, matters and things relating to the said premises that is to say:-

1. To cause the names of the Principals to be mutated in the records of the B.L. & L.R.O. and the municipality as the Owners of the said Premises and also cause assessment and separation thereof.

2. To warn off and prohibit and if necessary proceed in due form of law against all or any trespasser on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise to evict them and to abate all nuisance and to hold and defend possession of the said premises and to maintain and manage the affairs of the said Premises and to protect the same in all manner.
3. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / municipality and to attend all hearings and have the same finalized.
4. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
5. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said Premises from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.
6. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Property converted in all relevant Government Records so as to be suitable for development.
7. To have the said premises surveyed and measured and to pay for such surveys and have plan/s prepared.
8. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the

soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and pay and incur the same.

9. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, fire fighting experts, electrical engineers, land contractors and all other type of road and garden developers / contractors and such other experts or consultants as may be necessary as may be necessary for developing the said premises in such manner as the said Attorneys or any of them may deem necessary.
10. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all work of sanitation and including septic tank, overhead tank, underground reservoir and fixing the remuneration for such works.
11. To appoint Contractors advisers supervisors and experts for all purpose like civil construction, drainage, plumbing architectural beautification, interior and exterior decoration, gardening, electrification, fire fighting provision of updated infrastructuring and technology and all other types of contractors that may be necessary for the purpose of development and construction at the said premises.
12. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for construction of the buildings/constructions including swimming pool, health club, general club, and other amenities and also appoint if necessary caretakers, canteen operators, peons, operators, security guards and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running the development work at the said premises or any of them.
13. To have prepared and finalized and to submit the necessary plans and/or applications for permission for development and construction of building or buildings at the said premises with

the concerned authorities / municipality, Govt. body or bodies and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents including plans for sanction that may be necessary for planned development of the said premises and to appoint and empower and authorize the Architects and Consultants to represent the case of the said premises before various authorities and for that purpose to sign and grant power/authorization.

14. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof and/or such other orders and permissions as be expedient therefor.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
16. To inform the concerned authorities / municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.
17. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
18. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.

19. To incur and pay all fees for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that may be necessary for sanctioning of plan and development at the said premises and obtaining permissions for development and construction at the said premises and also all fees like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said Premises in all respect.
20. To enter into and sign the agreements with the contractors, fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payment and make payments as the Attorneys or any of them shall think fit and proper.
21. To fix up the remuneration of the Contractors and all others for the work to be done by them and to make their regular payment after the work is approved by the technical persons or by the Attorneys and from time to time to make advance/on account payments to them and do all acts, deeds and things that may be necessary for carrying out such work of construction.
22. To appear and represent the Principals and each of them before any govt. or semi-govt., private body or municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/sanction if necessary for developing the said premises and constructing the building/s and completing the same.
23. To sign and apply for permission for drainage connection, water connection, telephone connection and/or any other connection as may be thought fit and proper to and to sign all papers and documents and to put/deposit necessary fees in respect thereof and do all acts, deeds and things that may be necessary for the proposed development of the said premises and in that behalf to apply for and obtain commencement certificate, completion certificate and/or Certificate of Fitness/Occupancy for the full construction or part thereof in respect of the building or

buildings from the municipal authorities and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate.

24. To demolish the existing structures and to level the land and erect boundary walls.
25. To apply for and obtain permission for electricity supply from the CESC Limited and to install generator and take permission for the same and to sign all applications, papers and documents and to appear and make representations written and oral before the necessary authorities in this behalf either personally or through authorized representative and to grant and transfer to the concerned electricity supplier, if necessary, space for setting up Transformer, Generator set etc.
26. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.
27. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
28. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the CESC Limited / WBSEB, the concerned authorities / municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
29. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises or any of them.

30. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
31. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
32. To purchase and acquire all materials that may be required for the purpose of construction or to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorneys or any of them and approve all materials to make payment to the suppliers for supply of various materials. In case of any dispute with regard to quality or qualities of materials, to negotiate and settle the disputes and if the disputes are referred to the appropriate Court of Law or Arbitration case, to sign all papers and documents necessary therefore.
33. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities / municipality and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
34. To insure and keep insured all or any constructions at the said premises and/or the land comprised in the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premia for such insurance.
35. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata

Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

36. To sell, lease out or otherwise transfer or agree so to do the flats, units, office spaces, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

37. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
38. To cancel and terminate any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof for and on behalf of the Principals and the said Attorneys or any of them and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever such as refund of earnest money, interest (if applicable), penalty and damages (if applicable) etc., and also to deal with the space and rights of such person or persons in such manner as the said Attorneys or any of them may deem fit and proper.
39. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To sign, execute, register and enforce any covenant in any agreement for sale or any other agreement or contract of transfer, Deed of Conveyance of the entire premises or any portion thereof or Deed of Partition executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred in favour of the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be

constructed at the said premises or otherwise together with or independent of or independently the land comprised in the said premises and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.

41. To deliver possession and/or make over the constructed flats/offices/shops/showrooms/portions/saleable spaces and rights/car parking spaces and rights etc., and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise.
42. To form and/or promote an Association or holding organization/co-operative society/ limited company for maintenance of the building/s at the said premises and so long as the same is not formed, to maintain and realize statutory taxes impositions surcharge expenses Maintenance Charges fixed from time to time for granting electricity, commercial facilities, water, lifts and other facilities which the occupants may get at the appropriate rate and to grant valid receipts in respect of such collection and to pay of incur all costs in respect of such maintenance of the premises therefrom.
43. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
44. To file complaints with the concerned Magistrate for protecting the said premises and/or the buildings to be constructed thereon against all unlawful acts if done by anybody and prosecute the same.
45. To apply for and take loans and/or finances from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the said premises or on the security of the said Premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for

sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

46. To create security or charge on the said Premises by creating such charges and mortgages, including mortgaging of the said Premises by way of equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities give and deposit the title deeds, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments.
47. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents.
48. For all or any of the powers and authorities herein contained, to appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorneys or any of them by virtue of all or any of the powers hereby conferred.
49. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or

officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said Attorneys or any of them by virtue of the powers hereby conferred.

50. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the said Premises in any manner, including for sanction revalidation renewal modification revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.
51. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorneys or any of them may think fit and proper.
52. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
53. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
54. To receive, on behalf and account of the Principals, refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
56. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorneys and to delegate all or any of the powers and authorities herein contained **and** on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.
57. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on my behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify plaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsels as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.
58. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.
59. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.
60. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their

covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

61. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on our behalf and in our name all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including plaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Premises)

ALL THAT undivided total **1.2007 Acres** of land comprised in several R.S. Dags as noted below, corresponding to R.S. Khatian numbers in Mouza Dakshindari, J.L. No. 25 of the South Dum Dum Municipality, P.S. Lake Town, North 24-Parganas (in short "the **said property**"), absolutely and forever:

| R.S. Khatian No. | R.S. Dag No. | Area |
|------------------|--------------|--------|
| 597 | 892 | 0.0432 |
| 599 | 970 | 0.0061 |
| 599 | 972 | 0.0007 |
| 600 | 880 | 0.0141 |
| 600 | 886 | 0.0036 |
| 600 | 890 | 0.0228 |
| 600 | 974 | 0.1028 |
| 601 | 881 | 0.0454 |
| 601 | 883 | 0.4418 |
| 601 | 884 | 0.0535 |
| 601 | 885 | 0.0198 |
| 601 | 887 | 0.0040 |
| 601 | 888 | 0.0024 |
| 601 | 891 | 0.0470 |
| 601 | 973 | 0.0018 |
| 601 | 897 | 0.0013 |
| 601 | 889 | 0.0064 |
| 602 | 968 | 0.0085 |

| R.S. Khatian No. | R.S. Dag No. | Area |
|------------------|--------------|---------------|
| 602 | 966 | 0.0009 |
| 603 | 965 | 0.0006 |
| 603 | 967 | 0.0067 |
| 605 | 879 | 0.0287 |
| 613 | 966 | 0.0023 |
| 615 | 895 | 0.0064 |
| 615 | 893 | 0.0785 |
| 616 | 894 | 0.0119 |
| 616 | 896 | 0.0010 |
| 619 | 876 | 0.0458 |
| 619 | 882 | 0.1927 |
| | Total | 1.2007 |

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Specifications of Construction)

(Fittings and fixtures to be provided in the Unit)

- (I) **FOUNDATION & STRUCTURE:** The building is designed and will be built on R.C.C. foundation resting on bored piles and R.C.C. frame structure with necessary brick work and wood work as per the drawings and specification provided by the Architecture.
- (II) **DOORS:** Salwood door frame with 35mm thick flush shutters having spirit polish teak veneer finished on one side of the door except for Kitchen, Bedrooms, and toilet doors which will have commercial faced, inner sides painted with matching enamel paint. Entrance door shall have night latch, and a magic eye. Bedroom and kitchen doors shall have mortice lock and doorstopper and the toilet doors will have bathroom latch.
- (III) **WINDOWS:** All windows will be standard section Aluminum / UPVC window with glass insert in each shutter fitted with matching fittings.
- (IV) **FLOORING:** The flooring of the entire flats will be finished in vitrified tiles of approved make.
- (V) **TOILETS:**
- (a) Designer ceramic tiles on the walls upto door height.

- (b) Water closets - European type commode with low level cistern.
- (c) Standard hand basin.
- (d) Sunk bathing tray.
- (e) All the piping shall be in the concealed system.
- (f) Hot and cold water line with provision for installation of geysers.
- (g) Sleek C.P. fittings.
- (h) Glass mirror and Shelf, nickled soap tray and towel rail.

(VI) KITCHEN:

- (a) Granite top cooking platform with one stainless steel sink.
- (b) Wall of Kitchen will be covered with ceramic tiles upto a height of two feet above the counter.

(VII) DECORATION WORK: Inside wall will be finished with plaster of paris punning and exterior surface of wall will be finished with combination of texturous paint / glazing as per architectural drawings.

(VIII) ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER:

- (a) Total concealed wiring for all the rooms provided with electrolytic copper conductors.
- (b) Air-conditioning plug point in all bedrooms.
- (c) Geyser point in all toilets.
- (d) Light and plug point in dining/drawing and bedrooms as per architectural drawings.
- (e) Electric call bell at main entrance door.
- (f) Telephone point in living room and all bedrooms.
- (g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.
- (h) Connection of Intercom/EPAX in the building to each individual flat.
- (j) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1(one) watt per Square foot of the built-up area of the said Unit controlled by electric circuit breaker.

IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

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

1. Pradip Saha
107/14, Dakshin Bari Road,
KOL - 700048

Swapan Kumar Mitra
(SWAPAN KUMAR MITRA)

Subrata Mitra
(SUBRATA MITRA)

Sandip Kumar Mitra
(SANDIP KUMAR MITRA)

SIGNATURE OF THE OWNERS

2. Partha Nandy
10, K.S. Roy Road
Kolkata - 700001

SIGNED, SEALED AND DELIVERED by the **DEVELOPER** at Kolkata in the presence of:

1. Pradip Saha,

2. Partha Nandy

Jagannath Heights Pvt Ltd.


Director

SIGNATURE OF THE DEVELOPER

Drafted by
Anwarul Karim Roy
Advocate
High Court
Calcutta
WB/1927/1978

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned sum of **Rs. 5,00,000/-** (Rupees Five Lacs) only in terms of Development Agreement of our land at Mouza Dakhindari, District 24-Parganas (North)

Rs. 5,00,000/-

MEMO

| | <u>Amount</u> |
|--------------------|-----------------|
| By various cheques | Rs. 5,00,000.00 |

| | |
|--------------|-------------------------------|
| Total | <u><u>Rs. 5,00,000.00</u></u> |
|--------------|-------------------------------|

(Rupees Five Lacs) only

Swapan Kumar Mitra
 Subrata Mitra
 Sandip Kumar Mitra

WITNESSES :-

1. Pradip Saha

2. Partha Nandy

SPECIMEN FORM FOR TEN FINGERPRINTS



Swapan Kumar Mishra

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Subrata Mishra

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Sudip Kumar Mishra

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Dipankar

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Major Information of the Deed

| | | | |
|--|--|--|-----------------------|
| Deed No. | I-1904-10288/2016 | Date of Registration | 11/7/2016 12:11:45 PM |
| Query No./Year | 1904-0001443083/2016 | Office where deed is registered | |
| Query Date | 24/10/2016 1:32:56 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | AWANI KUMAR ROY 10 K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830971326, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 30/- | Rs. 14,10,68,592/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 75,021/- (Article:48(g)) | Rs. 5,594/- (Article:E, E, B, M(a), M(b), I) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road.(sadhana to canal), Mouza: Dakshindari

| Sch No. | Plot Number | Khatian Number | Land Use | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------|-------------|----------------|----------|-------|--------------|-------------------------|-----------------------|---------------------|
| | | | Proposed | ROR | | | | |
| L1 | RS-892 | RS-597 | Bastu | Bastu | 0.0432 Acre | 1/- | 50,68,223/- | Property is on Road |
| L2 | RS-970 | RS-599 | Bastu | Bastu | 0.0061 Acre | 1/- | 7,15,652/- | Property is on Road |
| L3 | RS-972 | RS-599 | Bastu | Bastu | 0.0007 Acre | 1/- | 82,124/- | Property is on Road |
| L4 | RS-880 | RS-600 | Bastu | Bastu | 0.0141 Acre | 1/- | 16,54,212/- | Property is on Road |
| L5 | RS-886 | RS-600 | Bastu | Bastu | 0.0036 Acre | 1/- | 4,22,352/- | Property is on Road |
| L6 | RS-890 | RS-600 | Bastu | Bastu | 0.0228 Acre | 1/- | 26,74,895/- | Property is on Road |
| L7 | RS-974 | RS-600 | Bastu | Bastu | 0.1028 Acre | 1/- | 1,20,60,493/- | Property is on Road |
| L8 | RS-881 | RS-601 | Bastu | Bastu | 0.0454 Acre | 1/- | 53,26,327/- | Property is on Road |
| L9 | RS-883 | RS-601 | Bastu | Bastu | 0.4418 Acre | 1/- | 5,18,31,963/- | Property is on Road |
| L10 | RS-884 | RS-601 | Bastu | Bastu | 0.0535 Acre | 1/- | 62,76,619/- | Property is on Road |
| L11 | RS-885 | RS-601 | Bastu | Bastu | 0.0198 Acre | 1/- | 23,22,935/- | Property is on Road |
| L12 | RS-887 | RS-601 | Bastu | Bastu | 0.004 Acre | 1/- | 4,69,280/- | Property is on Road |
| L13 | RS-888 | RS-601 | Bastu | Bastu | 0.0024 Acre | 1/- | 2,81,568/- | Property is on Road |
| L14 | RS-891 | RS-601 | Bastu | Bastu | 0.047 Acre | 1/- | 55,14,039/- | Property is on Road |

| | | | | | | | | |
|-----|--------|----------------------|-------|-------|------------------|--------------|-----------------------|---------------------|
| L15 | RS-973 | RS-601 | Bastu | Bastu | 0.0018 Acre | 1/- | 2,11,176/- | Property is on Road |
| L16 | RS-897 | RS-601 | Bastu | Bastu | 0.0013 Acre | 1/- | 1,52,516/- | Property is on Road |
| L17 | RS-889 | RS-601 | Bastu | Bastu | 0.0064 Acre | 1/- | 7,50,848/- | Property is on Road |
| L18 | RS-968 | RS-602 | Bastu | Bastu | 0.0085 Acre | 1/- | 9,97,220/- | Property is on Road |
| L19 | RS-966 | RS-602 | Bastu | Bastu | 0.0009 Acre | 1/- | 1,05,588/- | Property is on Road |
| L20 | RS-965 | RS-603 | Bastu | Bastu | 0.0006 Acre | 1/- | 70,392/- | Property is on Road |
| L21 | RS-967 | RS-603 | Bastu | Bastu | 0.0067 Acre | 1/- | 7,86,044/- | Property is on Road |
| L22 | RS-879 | RS-605 | Bastu | Bastu | 0.0287 Acre | 1/- | 33,67,083/- | Property is on Road |
| L23 | RS-966 | RS-613 | Bastu | Bastu | 0.0023 Acre | 1/- | 2,69,836/- | Property is on Road |
| L24 | RS-895 | RS-615 | Bastu | Bastu | 0.0064 Acre | 1/- | 7,50,848/- | Property is on Road |
| L25 | RS-893 | RS-615 | Bastu | Bastu | 0.0785 Acre | 1/- | 92,09,618/- | Property is on Road |
| L26 | RS-894 | RS-616 | Bastu | Bastu | 0.0119 Acre | 1/- | 13,96,107/- | Property is on Road |
| L27 | RS-896 | RS-616 | Bastu | Bastu | 0.001 Acre | 1/- | 1,17,320/- | Property is on Road |
| L28 | RS-876 | RS-619 | Bastu | Bastu | 0.0458 Acre | 1/- | 53,73,255/- | Property is on Road |
| L29 | RS-882 | RS-619 | Bastu | Bastu | 0.1927 Acre | 1/- | 2,26,07,559/- | Property is on Road |
| | | TOTAL : | | | 120.07Dec | 29 /- | 1408,66,092 /- | |
| | | Grand Total : | | | 120.07Dec | 29 /- | 1408,66,092 /- | |

Structure Details :

| Sch No. | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|--|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29 | 1000 Sq Ft. | 1/- | 2,02,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1000 sq ft | 1 /- | 2,02,500 /- | |

Lead Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr SWAPAN KUMAR MITRA Son of Late CHANDRA SEKHAR MITRA 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O:- REJENT PARK, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BKKPM4273N, Status :Individual, Executed by: Self, Date of Execution: 25/10/2016 , Admitted by: Self, Date of Admission: 25/10/2016 ,Place : Pvt. Residence |
| 2 | Mr SUBRATA MITRA Son of Late CHANDRA SEKHAR MITRA 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O:- REJENT PARK, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AERPM9832P, Status :Individual, Executed by: Self, Date of Execution: 25/10/2016 , Admitted by: Self, Date of Admission: 25/10/2016 ,Place : Pvt. Residence |
| 3 | Mr SANDIP KUMAR MITRA Son of Late CHANDRA SEKHAR MITRA 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O:- REJENT PARK, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADPPM0561L, Status :Individual, Executed by: Self, Date of Execution: 25/10/2016 , Admitted by: Self, Date of Admission: 25/10/2016 ,Place : Pvt. Residence |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | JAGANNATH HEIGHTS PVT LTD 9A LORD SINHA ROAD, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCJ6385N, Status :Organization |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr MANISH KUMAR SHARMA Son of Mr M K SHARMA 9A LORD SINHA ROAD, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARKPS6486P, Status : Representative, Representative of : JAGANNATH HEIGHTS PVT LTD (as DIRECTOR) |

Identifier Details :

| Name & address | |
|--|--|
| Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210 BAKSARA VILLAGE ROAD, P.O:- BAKSARA, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr SWAPAN KUMAR MITRA, Mr SUBRATA MITRA, Mr SANDIP KUMAR MITRA, Mr MANISH KUMAR SHARMA | |
| | |

Endorsement For Deed Number : I - 190410288 / 2016

On 25-10-2016

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

Presented for registration at 17:55 hrs on 25-10-2016, at the Private residence by Mr MANISH KUMAR SHARMA .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,10,68,592/-

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

Execution is admitted on 25/10/2016 by 1. Mr SWAPAN KUMAR MITRA, Son of Late CHANDRA SEKHAR MITRA, 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O: REJENT PARK, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr SUBRATA MITRA, Son of Late CHANDRA SEKHAR MITRA, 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O: REJENT PARK, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 3. Mr SANDIP KUMAR MITRA, Son of Late CHANDRA SEKHAR MITRA, 1A CHANDI GHOSH ROAD, NANU BABU BAZAR, P.O: REJENT PARK, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others

Identified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210 BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

Execution is admitted on 25-10-2016 by Mr MANISH KUMAR SHARMA, DIRECTOR, JAGANNATH HEIGHTS PVT LTD, 9A LORD SINHA ROAD, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210 BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 05-11-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,594/- (B = Rs 5,489/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 5,594/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2016 2:30AM with Govt. Ref. No: 192016170027960052 on 25-10-2016, Amount Rs: 5,594/-, Bank: State Bank of India (SBIN0000001), Ref. No. 261016090024585 on 26-10-2016, Head of Account 0030-03-104-001-16

| Transfer of property for L5 | | |
|-----------------------------|-----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.12 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.12 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.12 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.76 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.76 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.76 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-3.42667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-3.42667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-3.42667 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.51333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-1.51333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.51333 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-14.7267 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-14.7267 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-14.7267 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-333.333 Sq Ft |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-333.333 Sq Ft |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-333.333 Sq Ft |

Transfer of property for L1

| Si.No | From | To. with area (Name-Area) |
|-------|-----------------------|------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.44 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-1.44 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.44 Dec |

Transfer of property for L10

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.78333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-1.78333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.78333 Dec |

Transfer of property for L11

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.66 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.66 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.66 Dec |

Transfer of property for L12

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.133333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.133333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.133333 Dec |

Transfer of property for L13

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.08 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.08 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.08 Dec |

Transfer of property for L14

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.56667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-1.56667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.56667 Dec |

| Transfer of property for L15 | | |
|------------------------------|-----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.06 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.06 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.06 Dec |
| Transfer of property for L16 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0433333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.0433333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0433333 Dec |
| Transfer of property for L17 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |
| Transfer of property for L18 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.283333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.283333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.283333 Dec |
| Transfer of property for L19 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.03 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.03 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.03 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.203333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.203333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.203333 Dec |

Transfer of property for L20

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.02 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.02 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.02 Dec |

Transfer of property for L21

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.223333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.223333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.223333 Dec |

Transfer of property for L22

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.956667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.956667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.956667 Dec |

Transfer of property for L23

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0766667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.0766667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0766667 Dec |

Transfer of property for L24

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.213333 Dec |

Transfer of property for L25

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------------------|
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-2.61667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-2.61667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-2.61667 Dec |

| Transfer of property for L26 | | |
|------------------------------|-----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.396667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.396667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.396667 Dec |
| Transfer of property for L27 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0333333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.0333333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0333333 Dec |
| Transfer of property for L28 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.52667 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-1.52667 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-1.52667 Dec |
| Transfer of property for L29 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-6.42333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-6.42333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-6.42333 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0233333 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.0233333 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.0233333 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SWAPAN KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.47 Dec |
| 2 | Mr SUBRATA MITRA | JAGANNATH HEIGHTS PVT LTD-0.47 Dec |
| 3 | Mr SANDIP KUMAR MITRA | JAGANNATH HEIGHTS PVT LTD-0.47 Dec |

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2016 2:30AM with Govt. Ref. No: 192018170027960052 on 25-10-2016, Amount Rs: 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. 261018090024585 on 26-10-2016, Head of Account 0030-02-103-003-02



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

On 07-11-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 98154, Amount: Rs.100/-, Date of Purchase: 29/09/2016, Vendor name: S Mukherjee



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2016, Page from 380882 to 380950
being No 190410288 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.12 13:20:35 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 12-11-2016 13:20:35
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 25th DAY OF October 2016
@@

BETWEEN

SRI SWAPAN KUMAR MITRA
SRI SUBRATA MITRA
SRI SANDIP KUMAR MITRA
.... OWNERS

A N D

M/S. JAGANNATH HEIGHTS
PRIVATE LIMITED
.... DEVELOPER

DEVELOPMENT AGREEMENT

MR. AWANI KUMAR ROY
Advocate
10. Kiran Shankar Roy Road
Kolkata-700001.