

- 14.8 The Owners shall not create any encumbrance or charge or third party right / interest or impediment of any nature whatsoever or enter into any agreement which shall have the effect of causing impediment for the development of the Said Premises. The Owners shall not enter into any agreement or contract for sale, lease, mortgage, charge or otherwise in respect of the Said Premises at any time during the continuation of this Development Agreement, unless so required by the Developer for its own benefit.
16. Each of the parties hereto shall do and execute all further acts, deeds, writings, matters and things as may be reasonably required to carry out and implement the terms and provisions of this Development Agreement.
17. The incidence of VAT or Service Tax or GST (upon being implemented) or other levy or tax, if and as applicable, will be the obligation of the Purchaser/Lessees/Transferees of units, flats, shops, showrooms and other saleable and constructed areas and rights at the said Premises. In any event the Owners shall not have any responsibility for the same **save** for the Owners Allocation, if applicable.
18. It is expressly agreed between the parties hereto that -
- (a) All matters relating to the selection, appointment dismissals of contractors labourers engineers architectures and procurements of building materials shall be handled only by the Developer alone. The Owners shall not have any responsibility in that behalf to the

contractors labourers and other persons employed by the Developer and the suppliers of building materials as aforesaid, and the privity shall remain confined only between the said persons employed and the Developer only. The Developer shall be solely responsible for salaries pension remuneration and other amounts to be paid to them and for observance and compliance of all applicable provisions of law in connection with the employment of the said labourers and contractors and others.

- (b) The day to day operation and management of the development and construction of work shall be under the 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.

19. The Owners do and each 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.

20. **ARBITRATION**

20.1 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 Owner, 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:-

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

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

20.1.3 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.

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

21. **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.

22. **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.

23. 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.

24. 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.

25. **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.

26. **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.

27. **GENERAL POWER OF ATTORNEY**

The Owners do hereby nominate constitute appoint the said **M/S. JAGANNATH HEIGHTS PRIVATE LIMITED**, hereinafter referred to as "the said Attorney" to be Owners true and lawful attorneys to act through its authorised representative for owners and in owner's name and on owner's 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 hereinstated.

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 ordnance 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 hereinstated.
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

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 herein stated 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 complaints, 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 complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Premises)

ALL THAT undivided 2/3rd share of total **1.0729 Acres** of land equivalent to 0.7153 Acres comprised in several Dags as noted below, corresponding to L.R. 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:

L.R. Khatian No.	L.R. Dag No.	Share	Area
90	881	0.1666	0.0453
90	883	0.1666	0.4415
90	884	0.1666	0.0535
90	885	0.1666	0.0197
90	887	0.1666	0.0040

90	888	0.1666	0.0023
90	889	0.0834	0.0064
90	891	0.1666	0.0469
90	897	0.0833	0.0012
90	966	0.1666	0.0009
90	968	0.1666	0.0084
90	973	0.1667	0.0017
91	876	0.1666	0.0183
91	879	0.1666	0.0287
91	880	0.1666	0.0140
91	882	0.1666	0.0770
91	886	0.1666	0.0036
91	890	0.1666	0.0228
91	892	0.1666	0.0432
91	893	0.1667	0.0785
91	894	0.1666	0.0118
91	895	0.1667	0.0063
91	896	0.0834	0.0009
91	965	0.0834	0.0006
91	967	0.1666	0.0066
91	969	0.1666	0.0085
91	970	0.1666	0.0062
91	971	0.1666	0.0011
91	972	0.0833	0.0006
91	974	0.1666	0.1027
91	917/1010	0.1666	0.0019
95	970/1009	0.1666	0.0041
95	921/1012	0.0833	0.0037
	Total	4.7487	1.0729

Undivided 2/3rd share became 0.7153 Acre

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.

- (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:

Alaka Mitra
Tirthankar Mitra.

1. *Partha Nandy*
10, K.S. Roy Road
Kolkata 700001

SIGNATURE OF THE OWNERS

2. *Nanor Roy Chowdhury*
10, K.S. Roy Road
Kolkata - 700001

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

For Jagannath Heights (P) Ltd.

[Signature]
Director

1. *Partha Nandy*
2. *Nanor Roy Chowdhury*

SIGNATURE OF THE DEVELOPER

Drafted by me

Anwar Kureshi
Advocate.

High Court
Calcutta
NB/1927/1978

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned sum of **Rs.10,00,000/-** (Rupees Ten Lacs) only in terms of Development Agreement of our land at Mouza Dakhindari, District 24-Parganas (North)

Rs.10,00,000/-

MEMO

Cheque No.	Date	Drawee Bank	Amount
310358	13.09.2016	Andhra Bank	Rs. 5,00,000.00
310359	13.09.2016	Andhra Bank	Rs. 5,00,000.00
Total			<u>Rs.10,00,000.00</u>

(Rupees Ten Lacs) only

WITNESSES :-

1. Partha Nandy

2. Manoj Roy Choudhary,

Alaka Mitra
Tirthankar Mitra.

SPECIMEN FORM FOR TEN FINGERPRINTS



Alaka M: Ero

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



Tirathankar Maitra

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



S. J. Das

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



	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-1904-09865/2016	Date of Registration	10/19/2016 3:40:22 PM
Query No / Year	1904-0001394255/2016	Office where deed is registered	
Query Date	05/10/2016 10:19:50 AM	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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 34/-	Rs. 12,86,79,536/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 11,094/- (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 Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-881	RS-90	Bastu	Bastu	0.0453 Acre	1/-	53,88,886/-	Property is on Road
L2	RS-883	RS-90	Bastu	Bastu	0.4415 Acre	1/-	5,25,20,827/-	Property is on Road
L3	RS-884	RS-90	Bastu	Bastu	0.0535 Acre	1/-	63,64,359/-	Property is on Road
L4	RS-885	RS-90	Bastu	Bastu	0.0197 Acre	1/-	23,43,511/-	Property is on Road
L5	RS-887	RS-90	Bastu	Bastu	0.004 Acre	1/-	4,75,840/-	Property is on Road
L6	RS-889	RS-90	Bastu	Bastu	0.0064 Acre	1/-	7,61,344/-	Property is on Road
L7	RS-891	RS-90	Bastu	Bastu	0.0469 Acre	1/-	55,79,223/-	Property is on Road
L8	RS-897	RS-90	Bastu	Bastu	0.0012 Acre	1/-	1,42,752/-	Property is on Road
L9	RS-966	RS-90	Bastu	Bastu	0.0009 Acre	1/-	1,07,064/-	Property is on Road
L10	RS-968	RS-90	Bastu	Bastu	0.0064 Acre	1/-	9,99,264/-	Property is on Road
L11	RS-973	RS-90	Bastu	Bastu	0.0071 Acre	1/-	8,44,615/-	Property is on Road
L12	RS-876	RS-91	Bastu	Bastu	0.0183 Acre	1/-	21,76,967/-	Property is on Road
L13	RS-879	RS-91	Bastu	Bastu	0.0287 Acre	1/-	34,14,151/-	Property is on Road
L14	RS-880	RS-91	Bastu	Bastu	0.014 Acre	1/-	16,65,439/-	Property is on Road

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, L30, L31, L32, L33	2000 Sq Ft	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	4,05,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ALOKA MITRA Wife of Late KANAI LAL MITRA 1A CHANDI CHARAN GHOSH ROAD, NANU BABU BAZAR, TOLL, P.O:- REJENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BEZPM9446N, Status :Individual, Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Pvt. Residence
2	Mr TIRTHANKAR MITRA Son of Late KANAI LAL MITRA 1A CHANDI CHARAN GHOSH ROAD, NANU BABU BAZAR, TOLL, P.O:- REJENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFCPM1099L, Status :Individual, Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,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)

L15	RS-882	RS-91	Bastu	Bastu	0.077 Acre	1/-	91,59,918/-	Property is on Road
L16	RS-886	RS-91	Bastu	Bastu	0.0036 Acre	1/-	4,28,258/-	Property is on Road
L17	RS-890	RS-91	Bastu	Bastu	0.0228 Acre	1/-	27,12,287/-	Property is on Road
L18	RS-892	RS-91	Bastu	Bastu	0.0432 Acre	1/-	51,39,071/-	Property is on Road
L19	RS-893	RS-91	Bastu	Bastu	0.0785 Acre	1/-	93,38,358/-	Property is on Road
L20	RS-894	RS-91	Bastu	Bastu	0.0118 Acre	1/-	14,03,728/-	Property is on Road
L21	RS-895	RS-91	Bastu	Bastu	0.0063 Acre	1/-	7,49,448/-	Property is on Road
L22	RS-896	RS-91	Bastu	Bastu	0.0009 Acre	1/-	1,07,064/-	Property is on Road
L23	RS-965	RS-91	Bastu	Bastu	0.0006 Acre	1/-	71,376/-	Property is on Road
L24	RS-967	RS-91	Bastu	Bastu	0.0066 Acre	1/-	7,85,136/-	Property is on Road
L25	RS-969	RS-91	Bastu	Bastu	0.0085 Acre	1/-	10,11,160/-	Property is on Road
L26	RS-970	RS-91	Bastu	Bastu	0.0062 Acre	1/-	7,37,551/-	Property is on Road
L27	RS-971	RS-91	Bastu	Bastu	0.0011 Acre	1/-	1,30,856/-	Property is on Road
L28	RS-972	RS-91	Bastu	Bastu	0.0006 Acre	1/-	71,376/-	Property is on Road
L29	RS-974	RS-91	Bastu	Bastu	0.1027 Acre	1/-	1,22,17,189/-	Property is on Road
L30	RS-917/1010	RS-91	Bastu	Bastu	0.0019 Acre	1/-	2,26,024/-	Property is on Road
L31	RS-888	RS-90	Bastu	Bastu	0.0023 Acre	1/-	2,73,608/-	Property is on Road
L32	RS-970/1009	RS-95	Bastu	Bastu	0.0041 Acre	1/-	4,87,736/-	Property is on Road
L33	RS-921/1012	RS-95	Bastu	Bastu	0.0037 Acre	1/-	4,40,152/-	Property is on Road
		TOTAL :			107.83Dec	33 /-	1282,74,536 /-	
		Grand Total :			107.83Dec	33 /-	1282,74,536 /-	

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 ALOKA MITRA, Mr TIRTHANKAR MITRA, Mr MANISH KUMAR SHARMA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-2.265 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-2.265 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.42 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.42 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.355 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.355 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.915 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.915 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-1.435 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-1.435 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.7 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.7 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-3.85 Dec

2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-3.85 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.18 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.18 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-1.14 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-1.14 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-2.16 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-2.16 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-3.925 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-3.925 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-22.075 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-22.075 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.59 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.59 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.315 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.315 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.045 Dec

2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.045 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.03 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.03 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.33 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.33 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.425 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.425 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.31 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.31 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.055 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.055 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.03 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.03 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-5.135 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-5.135 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-2.675 Dec

2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-2.675 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.095 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.095 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.115 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.115 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.205 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.205 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.185 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.185 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.985 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.985 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.2 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.32 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.32 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-2.345 Dec

2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-2.345 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.06 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.06 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-0.045 Dec
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-0.045 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKA MITRA	JAGANNATH HEIGHTS PVT LTD-1000 Sq Ft
2	Mr TIRTHANKAR MITRA	JAGANNATH HEIGHTS PVT LTD-1000 Sq Ft

Endorsement For Deed Number : 1 - 190409865 / 2016

On 05-10-2016

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

Presented for registration at 15:50 hrs on 05-10-2016, 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 12,86,79,536/-

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

Execution is admitted on 05/10/2016 by 1. Mr ALOKA MITRA, Late KANAI LAL MITRA, 1A CHANDI CHARAN GHOSH ROAD, NANU BABU BAZAR, TOLL, P.O: REJENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr TIRTHANKAR MITRA, Son of Late KANAI LAL MITRA, 1A CHANDI CHARAN GHOSH ROAD, NANU BABU BAZAR, TOLL, P.O: REJENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others Indetified 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 05-10-2016 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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 370019 to 370099
being No 190409865 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.04 11:48:14 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 04-11-2016 11:48:13
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 1st DAY OF September 2016
@@

BETWEEN

SMT. ALOKA MITRA &
ANOTHER
..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.