

3690/17

00092/18

03962/17

भारतीय गैर न्यायिक

Additional Registrar of Assurance-11
Kolkata

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

v/c 1077/17
X 718676

Additional Registrar of Assurance
Kolkata

D-1639339/17
NW. 741261322



Certified that the Document is admitted to Registration. The Signatures Given and the endorsements there attached to this document are the part of the document.

Additional Registrar of Assurance-II, Kolkata
11/12/17
04/01/18

JOINT DEVELOPMENT AGREEMENT

Date: 5th May 2017

Place: Kolkata

DPA - 19/02/2017

Ⓞ

2017

01/2017
for 25th
500/-

9711

Sold To.....
Name.....
Address.....
City.....
29 DEC 2016
2, Bankshall Street, Kol-1

142891
 Ma Kali properties Pantan ←
 501C L.S. Rd
 (107)

~~ABANISH KUMAR DAS~~
 Govt. License Stamp Vendor
 C. M. M. 'S Court
 2, Bankshall Street, Kol - 1



Identified by Me
 Manoj Mahab.
 Sr. Ldr. N. Mahab.
 7B, K.S. Roy Road
 P.S. Hare Street
 Kolkata - 700001
 OCC - Service

ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 30/12/2016

3. Parties:

- 3.1 (1) SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED (PAN AAECS2155H), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (2) BALAJI HOUSING COMPLEX PRIVATE LIMITED (PAN AABCB0941R), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071 (3) BIMLA PROPERTIES PRIVATE LIMITED (PAN AABCB0584G), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (4) CRYSTAL PROPERTIES PRIVATE LIMITED (PAN AABCC0632N), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (5) K.S. MARKETING PRIVATE LIMITED (PAN AACCK1678D), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (6) PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED (PAN AABCP5847Q), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (7) MUKUL HOUSING PRIVATE LIMITED (PAN AABCM7943E), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (8) ANGELS HOUSING COMPLEX PRIVATE LIMITED (PAN AACCA1923H), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (9) MA KALI PROPERTIES PRIVATE LIMITED (PAN AADCM1468Q), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (10) NEEL KAMAL HOUSING PRIVATE LIMITED (PAN AARN5608FF), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (11) TRISHUL BINIMOY PRIVATE LIMITED (PAN AABCT1873J), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (12) VINAYAK BINIMOY PRIVATE LIMITED (PAN AABCV5104C), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (13) VINAYAK PLAZA MAKERS PRIVATE LIMITED (PAN AABCV6328A), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (14) YAMUNA BINIMOY PRIVATE LIMITED (PAN AAACY1840K), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, (15) YOGAMAYA BINIMOY PRIVATE LIMITED (PAN AAACY1839Q), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, and (16) YOGSIDDHI BINIMOY PRIVATE LIMITED (PAN AAACY1838R), a Company within the meaning of the Companies Act 2013 having its registered office at No.5A/1C, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, all the companies represented by their Director, Mrs. Neena Agarwal (PAN ADDPA3491C) (ADHAAR NO.713387866346), wife of Mr. Mukul Agarwal by Occupation Business, by Nationality Indian, residing at Flat G13, 6th Floor, 10 Lord Sinha Road P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata 700071

- hereinafter collectively referred to as "the Land Owners" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successors or successors-in interest and/or assigns) of the One Part;

(16)

Neena

And

- 3.2 **KISH DEVELOPERS I.P** (PAN AARFI0332)], a Limited Liability Partnership, registered under the Limited Liability Partnership Act, 2008 (6 of 2009) and duly registered with the Registrar of Companies, West Bengal, having its registered office at No.5A/1B, Lord Sinha Road, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, represented by its Designated Partner, Mr. Mukul Agarwal (PAN ADAPA1109M) (ADHAAR NO.345250809867), son of Late Shyam Sunder Agarwal by Occupation Business, by Nationality Indian, residing at Flat 6B, 6th Floor, 10 Lord Sinha Road P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata 700071 - hereinafter referred to as "the Developer" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in interest and/or assigns) of the Other Part.

Land Owners and Developer individually Party and collectively Parties.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE PARTIES AS FOLLOWS:

4. **Subject Matter of Agreement - Development and Commercial Exploitation of the Said Property:** Agreement between the Land Owners and the Developer with regard to development and commercial exploitation (in the manner specified in this Agreement) of **All That the Municipal Premises No.5A/1C Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata 700071, containing an area of 34 Cottahs 14 Chittacks and 10 Square Feet** more or less with buildings and structures thereat, fully described in the **First Schedule** hereunder written and hereinafter referred to as "the said Property / said Premises".
5. **Representations, Warranties and Background:**
- 5.1 **Land Owners' Representations:** The Land Owners have represented and warranted to the Developer as follows:
- 5.1.1 **Owners of the Said Property:** The Land Owners are the full and absolute owners of the said Property and the title to the said Property devolved on the Land Owners in the manner mentioned in the **Second Schedule** written hereunder.
- 5.1.2 **Mutation :** The said Property is presently mutated in the name of the Land Owners in the records of the Municipal Corporation.
- 5.1.3 **Tenants / Occupants :** That portions of the said Property are in occupation of several occupiers (in short "the said Tenants"), and such occupied portions are called the **Tenanted Portions**".
- 5.1.4 **Marketable Title of Land Owners :** The Land Owners have a good and marketable title to the said Property free from all encumbrances liens claims demands mortgages charges leases tenancies (save the said Tenancies) trusts debentures prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever created or suffered by the Land Owners.
- 5.1.5 **No Previous Agreement:** The Land Owners have not entered into any agreement for sale or transfer or lease or development of the said Property with any person or persons nor created any third party interest since the date of purchase.
- 5.1.6 **No Power of Attorney:** That the Land Owners have not executed any Power of Attorney in respect of the said Property or any part thereof for any purpose whatsoever in favour of any person.

GOVL. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-012471290-1

Payment Mode Online Payment

GRN Date: 29/11/2017 18:21:56

Bank : State Bank of India

BRN : IK00JPOEC3

BRN Date: 29/11/2017 18:22:39

DEPOSITOR'S DETAILS

Id No. : 19020001639339/1/2017
(Query No./Query Year)

Name : KISH DEVELOPERS LLP
Contact No. : 003322825422 Mobile No. : +91 8584879040
E-mail : accounts@kishyam.com
Address : 5A1B LORD SINHA ROAD KOLKATA 700071
Applicant Name : Mr KISH DEVELOPERS LLP
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001639339/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	75020 ✓
2	19020001639339/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Five Thousand Forty One only

Total

75041

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRISHUL BINIMOY PRIVATE LIMITED

भारत
सरकार

25/06/2001

Retention Account Number

AABCT7873J

25/06/2001

यदि कार्ड के लिये / एवं या किसी व्यक्ति को / लिये
अपनी की सेवा प्रदाता, या या ही पर
कोई व्यक्ति, संपर्क करें।
किसी विवरण के लिये के पत्रिका,
दिल्ली, पुणे - 411 042

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sankhya Chandury,
Near Bazar Telephone Exchange,
Delhi, Pune - 411 042

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

For TRISHUL BINIMOY PVT. LTD.


Director

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AABCV6104C



फर्म का नाम

VINAYAK BINIMOY PVT LTD

स्थापना, बनाने की तिथि / DATE OF INCORPORATION INFORMATION
25-05-2001

Shahin

जॉइंट कमिश्नर (एस. टी. सी.) को.
COMMISSIONER OF INCOME-TAX (S.T.C.) Kolkata

यदि कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर विभाग (पदाति एवं तकनीकी),
ए-7,
चौबट्टी चौराहा,
कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
A-7,
Chowringhee Square,
Calcutta-700 069.

For VINAYAK BINIMOY PVT. LTD.

Nagar
Director

वर्ग संख्या (PERMANENT ACCOUNT NUMBER)

AABCV6328A



व्यक्ति का नाम

VINAYAK PLAZA MAKERS PVT LTD

पंजीकरण की तिथि (DATE OF INCORPORATION/FORMATION)

27-08-2001

Stalin

असुर संख्या, (सी. टी. सी.) कलकत्ता

COMMISSIONER OF INCOME-TAX(C.T.) KOLKATA

इस कार्ड के साथ / साथ आने पर कृपया जारी करने
वाले अधिकारी को सूचित / बताना करें कि
संयुक्त आसुर आयुक्त (पत्रादि एवं तकनीकी),

कै. 7,
चौबिसे चौक,
कलकत्ता - 700 005.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Chowbhisra Square,
Calcutta-700 005.

For VINAYAK PLAZA MAKERS PVT. LTD


Director

PERMANENT ACCOUNT NUMBER
AAACY1840K



COMPANY NAME

YAMUNA BINIMOY PVT LTD

DATE OF INCORPORATION/FORMATION
25-06-2001

Shakti

COMMISSIONER OF INCOME-TAX (S-1), CALCUTTA

यह कार्ड के (अ) / इस कार्ड पर कृपया धरती करने
को अधिकारी को सूचित / वापस कर में
संग्रह आकार अनुसूची (पदादि एवं कार्यालयी),
कै. 7,
कलकत्ता - 700 002.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Chowringhee Square,
Calcutta- 700 069.

For YAMUNA BINIMOY PVT. LTD.

For YAMUNA BINIMOY PVT. LTD.

Director

Director

वाढीव अकाउंट नंबर / PERMANENT ACCOUNT NUMBER
AAACY1839Q



कंपनी का नाम /

YOGAMAYA BINIMOY PVT LTD

पंजीकरण तिथि / DATE OF INCORPORATION/FORMATION

25-06-2004

Shahin

अखिलेश्वर (एच. टी. डी.) शर्मा
COMMISSIONER OF INCOME-TAX (C.D.) BOMBAY

यह कार्ड है जो / This card is for
जो / which is issued to the
शुद्ध आयकर (व्यक्ति एवं कर्पोरेट),
श्री. टी. शर्मा,
कलकत्ता - 700 008.

In case this card is lost/used, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-2,
Chatterjee's Square,
Calcutta-700 009.

For YOGAMAYA BINIMOY PVT. LTD.

Yogamaya
Director

धर्म संका संका /PERMANENT ACCOUNT NUMBER

AAACY1838R



नाम नाम

YOGSIDDHI BINIMOY PVT LTD

स्थापना की तिथि /DATE OF INCORPORATION/INFORMATION

25-06-2001

Shahin

जगत शर्मा, (सी. ए. जे. शर्मा)
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के लिये / लिए जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / सूचना कर दें
संयुक्त सचिव (सिस्टम/टेक्नोलॉजी एवं सॉफ्टवेयर),
सी. टी.

कीर्ति स्क्वैर,
कलकत्ता - 700 002.

In case this card is lost/damaged, kindly inform us to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Chowringhee Square,
Calcutta- 700 002.

For YOGSIDDHI BINIMOY PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MA KALI PROPERTIES PRIVATE
LIMITED



17/02/1998

Permanent Account Number

AADCM1468Q

20075007

यदि कार्ड के साथ, यदि या कृपया सुनिश्चित करें, कि
आयकर का सेवा प्रदाता, या एन टी एस
सेवाएं प्रदान, प्रदाता विस्तृत,
कार्य दिशानिर्देश प्रदाता के साथ,
कार्य, पुनः - 411 043

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Kankaria Telephone Exchange,
Bhavnagar - 411 043

Tel: 91-20-2721 9191, Fax: 91-20-2721 9191
e-mail: nsdl@nsdl.co.in

for MA KALI PROPERTIES PVT. LTD.


Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEEL KAMAL HOUSING PRIVATE
LIMITED



26/03/1998

Permanent Account Number

AABCN5608H

80070007

इस कार्ड के साथ / साथ ही कृपया सुरक्षित करें / स्टिकर
आयकर के लिए कर्तव्य, का यह भी पूरा
लेखनी संकेत, बताना पता,
आपके अधिकार प्राप्तकर्ता के पता पर,
दिल्ली, पिन - 111 045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax EAN Services Unit, NSDL,
3rd Floor, Sappire Chambers,
Near Hans Telephone Exchange,
Delhi, Pin - 111 045.

Tel: 91-20-2721 8001, Fax: 91-20-3721 8001
e-mail: nsdl@nsdl.co.in

For NEEL KAMAL HOUSING PVT. LTD.


Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANGELS HOUSING COMPLEX PRIVATE
LIMITED



06/10/1995
Permanent Account Number

AACCA1923H

18/03/2007

आयकर विभाग / Income Tax Department
आयकर विभाग, पुराना बाजार
दिल्ली-110001, भारत सरकार,
आयकर विभाग, पुराना बाजार,
दिल्ली, पिन - 110 001

If this card is lost / customer's card card is found,
please inform, return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Spectrum Building,
Hauz Khas, New Delhi-110016
Phone: 411 041

Tel: 91-20-2214 4001, Fax: 20-2214 4001
e-mail: nsdl@nsdl.co.in

For ANGELS HOUSING COMPLEX (P) LTD


Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALAJI HOUSING COMPLEX PRIVATE
LIMITED



20/09/1995

Formant Account Number

AABC80641R

20/09/1995

यदि कोई ले खाते / खाते पर कृपया कृपिये खाते / खाते
आयकर विभाग द्वारा, खाते पर ले खाते
लेखा खाते, आयकर विभाग,
खाते विभाग, आयकर विभाग,
खाते, मुंबई - 401 045

If there is any / any on / any on / any on
Please inform / inform to
Income Tax PAN Services Ltd, NDM,
3rd Floor, Sapphire Chambers,
Near Home Telephone Exchange,
Dadar, Pune - 411 045

Tel: 91-20-2721 9000, Fax: 91-20-2721 9001
e-mail: income@panet.com

For BALAJI HOUSING COMPLEX PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIMLA PROPERTIES PRIVATE LIMITED



28/08/1995

Permanent Account Number

AABCB0584G

3108000

आयकर विभाग / Income Tax Department
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग - 110 005

If this card is lost, someone takes away original
please inform - return to

Income Tax E&N Services Unit, NSDL

1st Floor, Signature Chambers

New Bazar, Telephone Exchange

Delhi, Phone - 433 645

Tel: 91-20-3721 8000, Fax: 91-20-2(2) 8081

e-mail: nsdl@nsdl.com

For BIMLA PROPERTIES PVT. LTD.


Director

Stamp: 28/08/1995
110005

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CRYSTAL PROPERTIES PRIVATE
LIMITED



2008/1995

Permanent Account Number

AABCC632H

24/07/2007

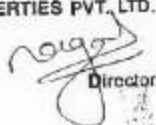
आयकर विभाग, सर्वोच्च न्यायालय के समक्ष
आयकर विभाग, सर्वोच्च न्यायालय के समक्ष
आयकर विभाग, सर्वोच्च न्यायालय के समक्ष
आयकर विभाग, सर्वोच्च न्यायालय के समक्ष
आयकर विभाग, सर्वोच्च न्यायालय के समक्ष

For more information, please contact the Income Tax Department, New Delhi.

Income Tax PAN Services Cell, NCTE,
Post Office, Sarajwala, Chandigarh,
Near Punjab Telephone Exchange,
Sector 17, Chandigarh - 160 017

Tel: 91-26-2721 8000, Fax: 91-20-2721 8281
e-mail: pan@ncte.org

For CRYSTAL PROPERTIES PVT. LTD.


Director

आयकर विभाग

INCOME TAX DEPARTMENT

K S MARKETING PRIVATE
LIMITED

28/02/1994

Permanent Account Number

AACCK1678D



भारत सरकार

GOVT. OF INDIA



11/04/00

यदि कार्ड के कर्ता / कर्ता का कृपापूर्वक यह कार्ड खोले
आयकर के सेवा इकाई, पर ता-सी से
प्राप्त करके, वापस करें।
यदि अधिकतम सुविधा के लिए,
आय. वि. - 411 045

If this card is lost / someone's lost card is found,
please before return to -
Income Tax PAN Services Unit, NSDL,
3rd Floor, Scorpione Chambers,
New House, Telephone Exchange,
Bansal, Pune - 411 045.

Tel: 91-06-2721 8088 Fax: 91-06-2721 8081
e-mail: nsdl@nsdl.co.in

For K.S. MARKETING PVT. LTD.

For MUKUL HOUSING PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKUL HOUSING PRIVATE LIMITED



28/08/1995

Permanent Account Number

AABCM7943E

28/08/1995

यह कार्ड के बचने / खोने पर कृपया सुविधा के लिये
आयकर विभाग को सूचित करें, यह कार्ड ही एक
सिर्फ ही मान्य है, अनामक है,
किसी दस्तावेज के रूप में के लिये,
कलकत्ता, पिन - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapthagiri Chambers,
Near Bazar Telephone Exchange,
Barrack, Pune - 411 045.

Tel: 91-20-2721 6000, Fax: 91-20-2721 8001
e-mail: nsdl@nsdl.co.in

For MUKUL HOUSING PVT. LTD.


Director

વર્ષ અને શ્રેણી / PERMANENT ACCOUNT NUMBER
AACP5847Q


બંધક / બંધક
**PIONEER LAND AND BUILDING DEVELOPERS PRIVATE
 LIMITED**

સંસ્થા બંધક બંધક / DATE OF INCORPORATION/FORMATION
06-10-1965


 સમજૂતી નંબર. ૧૬-૩૩
COMMISSIONER OF INCOME TAX, B.S.E. - XI

આ કાર્ડ તે તમે / કોઈ બંધક પર કુળા સહી કરવું
 કરવું સહીકારી કો સુધાર / બંધક પર જે
 બંધક બંધક બંધક (બંધકી દુર્ગ સંસ્થાકી).
 કો-૭,
 સંસ્થાકી સંસ્થા,
 સંસ્થાકી - 700 000.

In case this card is lost/signed, kindly inform/return to
 the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
 F-7,
 Cloverleaf Square,
 Calcutta-700 000.

For Pioneer Land & Building Developers Pvt. Ltd.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE BIHARJEE PROPERTIES
PRIVATE LIMITED



06/10/1995

Permanent Account Number

AAECS2155H

2009/0017

युद्ध काल में जारी / जारी हो कृपया सुरक्षित रखें / प्रयोग
के लिए ही - कृपया इकाई, एक एक की एक
संख्या में रखें, संशोधन करें,
बकी 20 दिनों में सुरक्षित रखें
बकी, पुन - 411 045

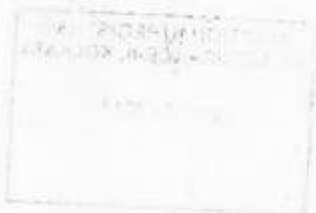
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please inform - return to

Income Tax PAN Services Unit, NSDL,
2nd Floor, Telephone Chamber,
New Bazar, Telephone Exchange,
Bikaner, Punjab - 411 045

Tel: 91 20 2721 9061, Fax: 91 20 2721 9061
e-mail: pan@nsdl.com

For SHREE BIHARJEE PROPERTIES PVT. LTD.


Director





তথ্য

- আধার পরিচয়ের প্রমাণ, মাসলিকরের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাখল করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার দ্বারা দেশে মূল্য।
- আধার শুবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



কেন্দ্রীয় পরিচয় পরিচালনা আধিকারক
 Unique Identification Authority of India

ঠিকানা:
 ১০, ফ্লাট-০৮বি, লর্ড সিন্ধা
 রোড, মিডলটন রো, কোলকাতা,
 পশ্চিমবঙ্গ, পশ্চিম বঙ্গ,
 ৭০০০৭১

Address:
 10, FLAT-08B, LORD SINHA
 ROAD, MIDDLETON ROW, KOLKATA,
 MIDDLETON ROW, West Bengal,
 700071

7133 8786 6346



কেন্দ্রীয় পরিচয় পরিচালনা
 Government of India

মুকুল আগরওয়াল
 MUKUL AGARWAL
 পিতা : শ্রীমত সুরেন্দ্র আগরওয়াল
 Father : Shyam Sunder Agarwal



কর্মসূচী / DOB: 21/01/1984
 Sex / Male

3452 5080 9867

আমার আধার, আমার পরিচয়

(Signature)

ভারতীয় পরিচয় পরিচালনা
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

পরিচয়পত্র নং / Enrollment No. : 1215/00023/06514

30/06/2018
 To:
 MUKUL AGARWAL
 মুকুল আগরওয়াল
 10, FLAT-08B
 LORD SINHA ROAD
 Middleton Row
 Middleton Row, Kolkata
 West Bengal - 700071
 0931010411



1X843722877FT

643/2287



আপনার আধার সংখ্যা / Your Aadhaar No. :
3452 5080 9867

আমার আধার, আমার পরিচয়

ATA+JDP+H+30

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MUKUL AGARWAL

SHYAM SUNDER AGARWAL

21/01/1964

Permanent Account Number

ADAPA1100H

Mukul

Signature



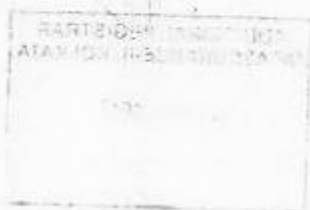
2008007

इस कार्ड के सहित अपने घर / कार्यालय कार्ड मिलने पर
करदाता सुविधा कार्ड / सुविधा
आधारकार्ड प्राप्त कर सकते हैं, जो घर में घर
सौकर्य से मिलेगा, टूट करके, पं. वि. कार्यालय कार्यालय
एन. ई. ऑफ. सहायक सहायक - 400 018.

If this card is lost / someone's card card is found
Please inform / report to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 018.

Tel: 91-22-2499 8382 Fax: 91-22-2497 0664
email: nsdl@panindia.co.in

Mukul





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
 Unique Identification Authority of India

ঠিকানা: ১০, ফ্ল্যাট-৪৪
 লর্ড সিন্ধা রোড, মিডেলটন রো, কোকাতা
 কলকাতা, পশ্চিম বঙ্গ,
 ৭০০০৭১

Address: 10, FLAT-44,
 LORD SINHA ROAD,
 MIDDLETON ROW, KOLKATA,
 MIDDLETON ROW, West
 Bengal, 700071

3452 5080 9867



ভারত সরকার
 Government of India



শ্রীমা অগরওয়াল
 Neena Agarwal
 পিতা : শ্রীমান লাল জৈন
 জন্মতারিখ / DOB : 15/01/1959
 নারী / Female

7133 8786 6346

আমার আধার, আমার পরিচয়

Handwritten signature

ভারত সরকার
 Unique Identification Authority of India
 Government of India

উপস্থাপিত আই ডি / Enrollment No.: 1215/90023/36515

To
 শ্রীমতী অগরওয়াল
 Neena Agarwal
 10, FLAT-68 LORD SINHA ROAD
 Middleton Row
 Middleton Row
 Circus Avenue Kolkata
 West Bengal 700071
 6831015511

03/06/2018

308105892



MA681058923FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7133 8786 6346

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEENA AGARWAL
SHANKARLAL JALAN

15/01/1988
 Permanent Account Number
ADDPA3401K


 Signature


 Photo





एक वर्ष से अधिक समय से भारत में निवास करने वाले भारतीय नागरिकों के लिए।
 भारत में निवास करने वाले भारतीय नागरिकों के लिए।
 भारत में निवास करने वाले भारतीय नागरिकों के लिए।

If this card is lost / someone has used it please
 please inform / report to:
 Income Tax PAN Centre Ltd, 1002,
 2nd Floor, Tower World, A Wing,
 Kankar Moha Compound,
 S. B. Marg, Lower Park, New Delhi - 110 013

Tel: 011-2610 6100 Fax: 011-2610 6004
 email: delhi@pancentre.in



भारतीय आयकर विभाग
 आयकर पैन केंद्र लिमिटेड
 नई दिल्ली

ভারতের নির্বাচন কমিশন
भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WKJ2389666



নির্বাচকের নাম : মনোজ মাহাতো
Elector's Name : Manoj Mahato
পিতার নাম : নাথুদী মাহাতো
Father's Name : Nathudai Mahato
লিঙ্গ/সঙ্গ : পুরু/ M
জন্ম তারিখ
Date of Birth : 19/12/1985

Manoj Mahato

WKJ2389666

ঠিকানা

78, HIRON SHANKAR ROY ROAD,
KOLKATA MUNICIPAL CORPORATION,
HARE STREET, KOLKATA-700011

Address:
78, HIRON SHANKAR ROY ROAD,
KOLKATA MUNICIPAL CORPORATION,
HARE STREET, KOLKATA-700011

Date: 20/11/2011

163-সংখ্যক নির্বাচন অফিস নির্বাচন নিয়ন্ত্রক
স্বাক্ষর

Facilitate Signature of the Electoral
Registration Officer for

162-Chowmahalla Constituency

ধন্যবাদে স্বাক্ষর করে ডায়েরী নম্বর দিতে হবে এবং এটি
স্বাক্ষর করা হবে নির্বাচন অফিসের মাধ্যমে এবং এটি
নির্বাচন অফিসের মাধ্যমে

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the said
roll card number.

20/11/2011



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- 5.1.7 **No Requisition or Acquisition or alignment:** The to the knowledge of the Land Owners, the said Property is not affected by any requisition or acquisition or alignment or scheme of any authority or authorities under any law and/or otherwise.
- 5.1.8 **No Notice or Scheme :** That to the knowledge of the Land Owners, no portion of the said Property is affected by any notice or scheme or alignment of any Local Development Authority or the Government or the Municipal Corporation or any other Public or Statutory Body or Authority.
- 5.1.9 **No Attachment:** That to the knowledge of the Land Owners, the said Property is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there was or is no Certificate case or proceeding against the Land Owners for realisation of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- 5.1.10 **No Charge :** That the Land Owners have not created any registered or equitable mortgage or anomalous mortgage or charge or lien on the said Property or any part thereof.
- 5.1.11 **Taxes Paid :** That the Land Owners have duly made upto date payment of the municipal rates and taxes in respect of the said Property;
- 5.1.12 **Land Owners have Authority:** The Land Owners have good and full right, power and authority to enter into this Agreement.
- 5.1.13 **No Legal Proceedings:** Save matters mentioned in the **Third Schedule** hereunder written, there are no pending legal or other proceedings and/or any subsisting order of any Court or authority relating to or affecting the said Property or any part thereof in any manner whatsoever and the Land Owners are not aware of any decree judgement or any other order having ever been made or passed affecting the said Property or any part thereof;
- 5.1.14 **Urban Land Ceiling:** The there is no excess vacant land comprised in the said Property said Property within the meaning of the Urban Land (Ceiling & Regulation) Act 1976.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Land Owners as follows:
- 5.2.1 **Infrastructure and Expertise, of Developer:** The management of the Developer company is carrying on business of construction and development of real estate and the Developer has infrastructure and expertise in this field and can also market the New Buildings.
- 5.2.2 **Developer's ability to evict/ rehabilitate Tenants:** The Developer has the necessary resources and expertise to deal with the Tenants and to evict / rehabilitate them from the said Premises and to obtain NOC for the purpose of Development.
- 5.2.3 **Developer's ability to complete:** The Developer has the necessary resources to complete the Project and to make arrangements for the funds required for the same. The Developer has the financial capability to carry out, complete and finish the Project.
- 5.2.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 5.2.5 **Title Satisfaction:** Based upon the representations of the Land Owners, the Developer is satisfied with regard to the Land Owners' title to the said Property.

- 5.2.6 **No Abandonment:** The Developer shall not abandon, delay or neglect the Project in any manner and shall accord the necessary priority thereto.
- 5.3 **Decision to Develop:** The Land Owners intended to develop the said Property but had been facing difficulties in view of the said Property being occupied by the Tenants. Discussions were held between the Land Owners and the Developer for taking up the development of the said Property by constructing the New Buildings and commercial exploitation of the New Buildings (collectively Project), when the Developer agreed to take up the responsibility of evicting/ rehabilitating / dealing with the Tenants and not to cast any responsibility upon the Land Owners in connection therewith.
- 5.4 **Finalization of Terms Based on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above and elsewhere in this Agreement, final terms and conditions for the Project agreed between the parties are being recorded in this Agreement. During the course of negotiations and discussions, the Developer had taken various steps in connection with the said Property.
6. **Basic Understanding:**
- 6.1 **Development of Said Property by Construction and Commercial Exploitation of New Buildings:** The Parties have mutually decided to take up the Project, i.e. the development of the said Property by construction of the New Buildings thereon and commercial exploitation of the New Buildings in the manner contained in this Agreement, with the main crux being that eviction/settlement/rehabilitation of the Tenants and development and construction of New Buildings at the said Property shall be made by the Developer at its own costs and expenses and the revenues arising from sale and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned.
- 6.2 **Nature and Use of New Buildings:** The New Buildings shall be constructed in accordance with architectural plans (**Building Plans**) to be prepared by architect(s) and sanctioned by the Kolkata Municipal Corporation and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a residential and/or commercial / mercantile as may be found feasible by the Developer with specified areas, amenities and facilities to be enjoyed in common.
7. **Appointment and Commencement:**
- 7.1 **Appointment and Acceptance:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Land Owners hereby appoint the Developer as the developer of the said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Land Owners.
- 7.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date hereof.
8. **Approvals, Sanction and Construction:**
- 8.1 **Urban Land Ceiling & Other Permission:** The Urban Land Ceiling Clearance has already been obtained with the help of the Developer. All other clearances and permissions for sanctioning of the plan and construction of the New Buildings as may be required or necessary, shall be obtained by the Developer in the name of the Land Owners who shall co-operate with and assist the Developer regarding the same. All steps regarding such clearance shall be taken in consultation with the Land Owners. All fees, costs, charges and expenses including miscellaneous expenses for the above shall be borne and paid by the Developer.

- 8.2 **Sanction of Building Plans by Developer:** The Developer has already prepared and applied with the concerned Authorities for sanction of the Building Plan in the name of the Land Owners and the Developer shall at its own costs obtain such sanction at the earliest. The costs charges and expenses relating to preparation and sanction of plans by the Kolkata Municipal Corporation shall be borne and paid by the Developer. The Developer shall be entitled to cause revalidation, extension and modification of the sanctioned plan as may be required or necessary.
- 8.3 **Architects and Consultants:** The Parties hereto shall jointly appoint M/s. Hafeez Contractor of Mumbai as the Architect for the Project. All fees, costs, charges and expenses in regard to the Architect and all other consultants for the Project shall be paid by the Developer.
- 8.4 **Construction of New Buildings:** The Developer shall, at its own costs and expenses, construct, erect and complete the New Buildings in accordance with the sanctioned Building Plans. Such construction shall be as per specifications common to all Units (defined in Clause 8.6 below) of the New Buildings and mentioned in **Annexure "A"** hereto (**Specifications**) and may be done in Phases.
- 8.5 **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete the New Buildings within a period of 60 months from the date of sanction of the Plan with an additional grace period of another 6 (six) months (**Completion Time**) subject to force majeure conditions hereinafter dealt with. The New Building shall be deemed to be complete upon the new building(s) made fit for habitation and certified so by the Architect.
- 8.6 **Common Portions:** The Developer shall install, erect and complete in the New Buildings with the common areas, amenities and facilities such as stairways, lifts, generators, fire fighting apparatus, passages, driveways, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the New Buildings (collectively **Common Portions**). For permanent electric connection to the offices/spaces in the New Buildings (**Units**), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by electricity supplying authority and other agencies. It is clarified that the expression **Transferee** includes the Land Owners and the Developer, to the extent of Units in the New Buildings retained by them. It is also clarified that the Developer shall receive and collect from all the **Transferees** (1) the charges for HT electric equipment and cabling, (2) the charges for generator (3) the deposits, including for maintenance and (4) any other additional cost and/or Deposit required in respect of their respective Units.
- 8.7 **Building Materials:** The Developer shall be authorized in the name of the Land Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Land Owners and required for the construction of the New Buildings.
- 8.8 **Temporary Connections:** The Developer shall be authorized in the name of the Land Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the said Property. The recurring charges for such temporary as also existing connections will be paid by the Developer till the building is ready to the extent necessary for handing over the possession.
- 8.9 The Land Owners agrees not to cause any obstruction, interference or hindrance in the Developer carrying out the work of development herein envisaged so long the Developer is not in default of its obligations herein.

Handwritten signatures and initials at the bottom of the page, including a large stylized signature on the left and another signature on the right.

8.10 The Developer shall at its own costs demolish the existing building/ structures at the said Property and dispose of and clear the debris of the same from the said Property. Net Sale Proceeds of salvage/debris shall belong to the Developer.

8.11 **Co-operation by Parties:** Neither Party shall indulge in any activities which may be detrimental to the development of the said Property and/or may affect the mutual interest of the Parties. The Parties shall provide all cooperation that may be necessary for successful completion of the Project.

9. **Eviction/Rehabilitation/Settlement of Tenants and Permission to Enter / Possession:**

9.1 **Permission to Enter:** Upon execution of this Agreement, the Developer shall be entitled and permitted to enter upon the said Premises for purposes connected to this agreement for development and construction and take steps for the purpose of the Project including for measurement, planning, soil testing, etc. and construction of the New Buildings as per the Building Plans for the purpose of execution of the Project. The Developer shall at its own costs post security guards for securing the said Premises who shall be instructed not to restrain or stop the Land Owners or its authorised agents from entering the said Premises. For all intents and purposes, the parties shall be deemed to be in joint possession of the said Property.

9.2 **Settlement with Tenants:** For the purpose of development of the said Property, it is imperative that the said Property be vacated by all the Tenants thereof by way of surrender or by entering into agreements for rehabilitation/shifting. The responsibility of vacating/rehabilitating the said Tenants shall be that of the Developer at its own costs and expenses and the Land Owners shall not be made liable therefor in any manner whatsoever.

9.2.1 In case the Developer fails to evict/settle/rehabilitate the Tenants, then this agreement shall forthwith come to an end and the Land Owners shall refund to the Developer the Security Deposit amount paid till then by the Developer to the Land Owners without interest simultaneous to which the Developer shall make over the said Property and every part thereof to the Land Owners, and none of the parties shall have any claim against the other.

10. **Original Title Documents:**

10.1 **Deposit of Original Title Documents:** Immediately after the execution hereof, the Original Title Documents of the said Premises shall be made over to the Developer, who shall keep the same safe un-obliterated and uncancelled.



11. **Powers and Authorities:**

11.1 **Power of Attorney for Sanction and Construction and Sale:** The Land Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power(s) of Attorney inter alia for the purpose of getting the Building Plans sanctioned/revalidated/modified/alterd by the Authorities, and for the purpose of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with construction of the New Buildings. Such power of attorney shall also contain provision for sale and transfer of Saleable Spaces.

12. **Land Owners' Consideration:**

12.1 **Land Owners' Allocation and/or Land Owners' Share of the Gross Sale Proceeds** shall mean and include:

- a) **20% (twenty percent)** of the revenues realised / earned from sale and transfer of all Saleable Spaces;

12.2 The Owner's Share of the Gross Sale Proceeds shall be received by the Land Owners from the Sale Consideration Bank Account as per Clause 15 hereinafter.

13. Developer's Consideration:

13.1 Developer's Allocation and/or Developers' Share of the Gross Sale Proceeds shall mean and include:

- a) **80% (eighty percent)** of the revenues realised / earned from sale and transfer of all Saleable Spaces;

13.2 The Developer's Share of the Gross Sale Proceeds shall be received by the Developer from the Sale Consideration Bank Account as per Clause 15 hereinafter.

14. Gross Sale Proceeds and Financials;

14.1 **Gross Sale Proceeds :** For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits within the said Property but following items are however excluded / deducted from the Gross Sale Proceeds:-

- a) Statutory realisation, including but not limited to GST etc;
- b) Stamp duty and registration fee, if collected from the prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.
- c) Cost of extra work carried out exclusively at the instance of prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.
- d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective transferee beyond the specified specification.
- e) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces and other spaces areas rights or benefits at the said Property.
- f) Amounts received from transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property on account of or as extras on account of generator, transformer and other installations and facilities, legal charges, and also those received as deposits / advances against rates and taxes, maintenance charges etc.

14.1.1 **Goods and Services Tax (GST):** The GST relating to development and construction shall be paid and borne solely by the Developer who shall comply with the applicable provisions regarding the same and keep the Land Owners indemnified in this regard. The GST in respect of the transfer of the Units to the Transferees shall be collected directly by the Developer from the Transferees without any requirement to deposit the same in the Sale Consideration Bank Account. Deposit of such GST with the concerned authority in accordance with law in respect of the transfer of the Units to the Transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer and the Developer shall indemnify the Land Owners with regard thereto.

14.2 Financials:

- 14.2.1 **Security Deposit:** To secure the due performance of the obligations of the Developer, the Developer shall deposit with the Land Owners a refundable [REDACTED] Security Deposit from time to time as may be mutually agreed.
- 14.2.1.1 The said Security Deposit shall be interest free and shall be refunded in the manner mentioned in this agreement.
- 14.2.2 **Refund [REDACTED] of Security Deposit:** The said Security Deposit shall be refunded on completion of the Project in all respects and the Architect certifying the same.
- 14.2.3 **Project Finance:** Upon sanction of the Building Plans, the Developer may arrange for financing of the Project (**Project Finance**) by a Bank/Financial Institution/NBFC/Private Lender (**Financier**) and obtain loans for the Project and the Developer shall be entitled to mortgage / charge the said Property, including by depositing the Original Documents with the Financier and the Land Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively **Project Finance Liability**). The Land Owners shall sign execute and deliver all necessary papers documents etc., as be required by the Developer therefor. The Developer agrees to keep indemnified the Land Owners against any claim, liability or loss whatsoever relating to Project Finance/ Project Finance Liability.
15. **Marketing and Disbursement of Sale Proceeds, Dealing with Saleable Spaces etc. :**
- 15.1 **Responsibility for Marketing and Disbursement of Sale Proceeds:** The principal policy decisions regarding the marketing and transfer of the Project (i.e. the total transferable constructed spaces/Units in the New Buildings) including deciding the transfer price and revising the same from time to time, shall be taken by the Developer. The sale considerations in respect of the sales of the Units in the New Buildings shall be deposited in a separate bank account opened for such purpose (in short called "**Sale Consideration Bank Account**") which shall be operated by the Developer. No other bank account shall be used for deposit of the sale considerations from the Project. Suitable standing instructions shall be given to the Bank for disbursement of the sale proceeds (excluding GST) collected in such Sale Consideration Bank Account to the respective accounts of the Land Owners and the Developer.
- 15.1.1 **GST :** GST, as applicable from time to time, shall be collected directly by the Developer from the Transferees without any requirement to deposit the same in the Sale Consideration Bank Account. Deposit of such GST with the concerned authority in accordance with law in respect of the transfer of the Units to the Transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer and the Developer shall indemnify the Land Owners with regard thereto.
- 15.2 The Developer shall be entitled to engage and/or appoint marketing agents and brokers for marketing the spaces/units in the project. All marketing and promotional expenses to be borne by the Developer alone.
- 15.3 **Dealing with Transferees:** Subject to other provisions of this Agreement, the Developer shall be solely responsible and entitled to deal with the Transferees regarding the sale, transfer and/or lease of all saleable spaces in the New Buildings and shall take all necessary steps for the same including getting the transfer documents prepared and signed, collecting payments, handing over possession, etc.
- 15.4 **Sale of Saleable Spaces etc.:** All Saleable Spaces and other spaces areas rights and benefits within the said Property shall be sold to the Transferees by the Developer and the sale consideration received from the same shall be shared by the Land Owners and the Developer in the manner mentioned hereinbefore.

- 15.5 **Rates:** On and from the Possession Date to the Transferees, the Rates and Taxes in respect of the New Buildings shall be payable by the respective Transferees thereof.
- 15.6 **Transfer in favour of Transferees:** The Units in the New Buildings shall be sold and transferred in favour of the Transferees by initially entering into Agreements for Sale followed by handing over of possession to them and ultimately transferring title by registered Deeds of Conveyance. Both the Land Owners and the Developer shall be parties in all such Agreements and Deeds of Conveyance, with the Land Owners represented by their attorney/s pursuant to this agreement.
- 15.7 **Preparation of Documents & Cost of Transfer of Units:** The costs of such conveyances including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the Transferees. The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance shall be prepared by Messrs. Saraogi & Co., Advocates of No.7B Kiran Shankar Roy Road, Kolkata 700001 (Advocates). The stamp duty, registration fees, legal fees and other expenses shall be borne and paid by Transferees.
16. **Municipal Taxes and Outgoings:**
- 16.1 **Relating to Period Prior to Date of Sanction of Building Plans:** All Municipal rates and taxes and outgoings (collectively Rates) on the said Property relating to the period prior to the date of sanction of Building Plan shall be borne, paid and discharged by the Land Owners.
- 16.2 **Relating to Period after Sanction of the Building Plans:** As from the period after sanction of the Building till completion of the Building in terms hereof (including completion certificate being issued by the Kolkata Municipal Corporation). The Land Owners and the Developer shall be liable and responsible for payment of the same in the ratio of 20 : 80.
- 16.3 **Relating to Period after Completion Certificate:** As from the period after completion of the Building in terms hereof, the liability and responsibility for payment of the Rates shall be that of the Transferees.
17. **Possession and Post Completion Maintenance:**
- 17.1 **Notice of Completion:** As soon as the New Building/s are completed in terms hereof and the completion certificate is obtained, the Developer shall inform the Land Owners regarding the same.
- 17.2 **Possession Date and Rates:** After 7 days from such date of issue of the notice of completion, the New Buildings shall be deemed to be ready for possession (**Possession Date**), and thereafter the Developer shall be entitled to charge the Rates in respect of all Units in the New Buildings from the Transferees, unless otherwise decided mutually by the Parties.
- 17.3 **Maintenance:** The Developer shall frame a scheme for the management and administration of the New Buildings and the maintenance shall be handed over at an appropriate time to a separate body.
- 17.4 **Maintenance In-Charge:** The Developer shall hand over the management and maintenance of the Common Portions and services of the New Buildings to a separate body which shall collect the costs and service charges therefor (**Maintenance In-Charge**). It is clarified that the Maintenance Charges shall include premium for the insurance of the New Buildings, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.
18. **Common Restrictions:**




- 18.1 **No Assignment:** The Parties hereby agree and covenant with each other not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party.
19. **Obligations of Developer:**
- 19.1 **Obligations subsequent to Completion:** The drainage/sewerage connection required to be obtained shall be obtained by the Developer at its own cost subsequently.
- 19.2 **Compliance with Laws:** The Developer hereby agrees and covenants with the Land Owners to execute the Project and make construction of the New Buildings in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government; bodies and to comply with the provisions of the law applicable to development, construction, safety and transfer of the New Buildings and Units therein.
- 19.3 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architects, professional bodies, contractors, etc.
- 19.4 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the New Buildings at its own cost, risk and responsibility including for planning, designing and sanction of Building Plans.
- 19.5 **Adherence by Developer:** The Developer has assured the Land Owners that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.
- 19.6 **Completion of Development within Completion Time:** Subject to Force Majeure, the Developer shall complete the construction within the Completion Time or such extended time as be mutually decided from time to time in writing.
- 19.7 **Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and such other facilities and amenities as be required to be provided to make the Units ready-for-use duly certified by the Architects.
- 19.8 **Adherence by Developer:** The Developer has assured the Land Owners that it shall adhere to this Agreement and comply with its terms and conditions.
- 19.9 **Act in Good Faith:** The Developer undertakes to act in good faith towards the other Land Owners (and any appointed and/or designated representatives) so that the Project can be successfully completed.
20. **Obligations of the Land Owners :**
- 20.1 **Ensure Continuing Marketability:** The Land Owners shall ensure that the Land Owners keep the title to the said Property free from all encumbrances as the same now is till completion of the Project.
- 20.2 **Approvals and Sanction Plan:** The application for sanction of Building Plans and also application for all other Land related approvals shall be made in the name of the Land Owners, if required.
- 20.3 **No Dealing with the Said Property:** The Land Owners hereby covenant not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the Said Property or any portions thereof save and except in the manner envisaged by this Agreement.

- 20.4 **Documentation and Information:** The Land Owners undertake to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time, including relating to its title and the representations made herein.
- 20.5 **No Obstruction in Construction:** The Land Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings so long the construction is in accordance with or permissible under the applicable provisions of law and the Developer is not in default of its obligations herein.
- 20.6 **Execution of Sale Deeds in favour of Transferees:** The Land Owners shall from time to time, as and when required by and at the request of the Developer, execute and register sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Spaces and other spaces areas rights and benefits in the Project at the said Property together with or independent of or independently the land comprised in the said Property attributable thereto and/or unmarked therefor in favour of the respective Transferees thereof without raising any objection whatsoever. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees.
- 20.7 **Co-operation with Developer:** The Land Owners undertake to fully co-operate with the Developer for development of the Said Property.
- 20.8 **Adherence by Land Owners :** The Land Owners have assured the Developer that they shall adhere to this Agreement and comply with its terms and conditions.
- 20.9 **Act in Good Faith:** The Land Owners undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
21. **Miscellaneous:**
- 21.1 **No Partnership:** The Land Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 21.2 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 21.3 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Land Owners. Further, various applications and other documents may be required to be signed or made by the Land Owners relating to which specific provisions may not have been made herein. The Land Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Land Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 21.4 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 21.5 **Name of New Buildings:** The name of the Project / New Buildings shall be decided by the Developer and the same shall be branded and marketed as be mutually agreed between the parties.
- 21.6 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Property or any part thereof to the Developer by the




Land Owners or as creating any right, title or interest therein in favour of the Developer except to develop the said Property in terms of this Agreement.

22. Force Majeure:

22.1 Meaning: Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

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

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

23. Entire Agreement:

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

24. Counterparts:

24.1 All Originals: This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties.

25. Severance:

25.1 Partial Invalidity: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall

not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

- 25.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- 25.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.
26. **Reservation of Rights:**
- 26.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.
- 26.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- 26.3 **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.
- 26.4 **No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.
27. **Amendment/Modification:**
- 27.1 **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.
28. **Notice:**
- 28.1 **Mode of Service:** Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.
29. **Arbitration:**




- 29.1 **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.
- 29.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitral Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996. The parties may approach the Arbitral Tribunal for individual issues.
- 29.3 **Arbitral Tribunal:** The Parties irrevocably agree that the Arbitral Tribunal shall consist of One Sole Arbitrator, namely Sri Ramesh Kumar Ganeriwala son of Late Sri Rangopal Ganeriwala residing at 1, A.J.C.Bose Road, Police Station Shakespeare Sarani, Kolkata-700071 and failing him Mr.Ashish Jalan son of Sri Shankar Lal Jalan of No.606, 6th Floor, Kakad Market, 306, Kalbadevi Road, Police Station Kalbadevi, Mumbai-400002.
- 29.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- 29.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 29.4.2 **Language:** The language of the arbitration shall be English.
- 29.4.3 **Interim Directions:** The Arbitral Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 29.4.4 **Procedure:** The Arbitral Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law and may adopt summary procedure. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said Act shall apply to the arbitration proceedings.
- 29.4.5 **Binding Nature:** The directions and interim/final award of the Arbitral Tribunal shall be binding on the Parties.
- 29.4.6 **Time Bound :** The arbitration proceedings shall be completed and final award passed within a specific time frame of one year from the date of reference.
30. **Jurisdiction:**
- 30.1 **Court:** Courts within the Ordinary Original Civil Jurisdiction of the Calcutta High Court alone shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.
31. **Rules of Interpretation:**
- 31.1 **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory

instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

- 31.2 **Number:** In this Agreement, any reference to singular includes plural and vice-versa.
- 31.3 **Gender:** In this Agreement, words denoting any gender including all other genders.
- 31.4 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- 31.5 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- 31.6 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 31.7 **Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

FIRST SCHEDULE
(said Property / said Premises)

ALL THAT the municipal Premises No.5A/1C, Lord Sinha Road, Police Station Shakespeare Sarani, Kolkata-700071, containing revenue free land measuring 34 Cottabs 14 Chittacis 10 Sq.ft more or less, with buildings and structures thereat containing an area of 52,000 square feet and comprised in holding No.65 Block XIX of the South Division in Municipal Ward No.63 within the limits of the Kolkata Municipal Corporation and butted and bounded as follows -

- | | | |
|--------------|---|---|
| On the East | : | By Lord Sinha Road; |
| On the West | : | By Premises Nos.55 & 55/1, Chowringhee Road, Kolkata; |
| On the North | : | By partly by premises No.5A/1B, Lord Sinha Road, Kolkata and partly by Premises No.4, Lord Sinha Road, Kolkata; and |
| On the South | : | By Premises No.5B, Lord Sinha Road, Calcutta. |

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

SECOND SCHEDULE
(Devolution of Title)

- A. By 8 (eight) several indentures all dated 30th June, 2001 made between Raj Kumar Jhunjhunwala, Vijay Kumar Jhunjhunwala, Ashok Kumar Jhunjhunwala and Vinod Kumar Jhunjhunwala therein called the Vendors of the First Part and Smt. Bimala Jhunjhunwala, Smt. Uma Jhunjhunwala, Smt. Alka Devi Jhunjhunwala, Smt. Minu Jhunjhunwala, Siddharth Jhunjhunwala, Master Atul Jhunjhunwala, Master Ankit Jhunjhunwala and Master Anant Jhunjhunwala therein called the Confirming Parties of the Third Part, for the consideration mentioned therein sold transferred conveyed **All That** the main building (contained a ground floor and three upper floors) lying situate on the Eastern side (facing Lord Sinha Road, Calcutta) Together with **All That** demarcated

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piece or parcel of land containing an area of 21 Cottabs 7 Chittacks 8 Sq.ft (equivalent to 1434.68 Sq.mtrs.) being Lot "A" and being the separated and demarcated portion lying situate on the Eastern side formed out of the said remaining premises No.5A/1A, Lord Sinha Road, Kolkata-700071, within the limit of KMC Ward No.63 and within P.S. Shakespeare Sarani in the town of Kolkata, absolutely and forever, which were all duly registered as hereinafter stated with the office of the Additional Registrar of Assurances II, Kolkata in Book No.1 Volume No.1 Pages 1-52, all in the year 2001, the details whereof are mentioned hereinbelow:-

Sl.No.	Purchaser	undivided Share conveyed out of the said Lot "A"	Deed No.
1.	Shree Biharjee Properties Private Limited	1/8 th share	4397
2.	K.S. Marketing Private Limited	1/8 th share	4399
3.	Crystal Properties Private Limited	1/8 th share	4400
4.	Angels Housing Complex Private Limited	1/8 th share	4404
5.	Pioneer Land & Building Developers Private Limited	1/8 th share	4406
6.	Mukul Housing Private Limited	1/8 th share	4407
7.	Balsji Housing Complex Private Limited	1/8 th share	4412
8.	Bimla Properties Private Limited	1/8 th share	4414

- B. By another 8 (eight) several Indentures all dated 30th June, 2001 made between Raj Kumar Jhunjhunwala, Vijay Kumar Jhunjhunwala, Ashok Kumar Jhunjhunwala and Vinod Kumar Jhunjhunwala therein called the Vendors of the First Part and Smt. Bimala Jhunjhunwala, Smt. Uma Jhunjhunwala, Smt. Alka Devi Jhunjhunwala, Smt. Minu Jhunjhunwala, Siddharth Jhunjhunwala, Master Atul Jhunjhunwala, Master Ankit Jhunjhunwala and Master Anant Jhunjhunwala therein called the Confirming Parties of the Third Part, for the consideration mentioned therein sold transferred conveyed **All That** the western building (contained a ground floor and four upper floors lying situate on the Western side facing main building of Lot "A" (save and except the rights and ownership of Flat No.8 on North side on the first floor of said building and proportionate undivided indivisible ownership in land) Together with remaining undivided proportionate indivisible and variable share of All That demarcated piece or parcel of land containing an area of 17 Cottabs 7 Chittacks 7 Sq.ft (equivalent to 1166.94 Sq.mtrs) being Lot "B" and being the separated and demarcated portion lying situate on the Western side formed out of the said remaining Premises No.5A/1A, Lord Sinha Road, Kolkata 700071 within the limit of KMC Ward No.63, within P.S.Shakespeare Sarani in the town of Kolkata, absolutely and forever, which were all duly registered as hereinafter stated with the office of the Additional Registrar of Assurances-II, Kolkata in Book No. 1 Volume No.1 Pages 1 52, all in the year 2001 the details whereof are mentioned hereinbelow:-

Sl.No.	Purchaser	undivided Share conveyed out of the said Lot "B"	Deed No.
1.	Yamuna Binimoy Private Limited	1/8 th share	4411
2.	Yogamaya Binimoy Private Limited	1/8 th share	4416
3.	Trishul Binimoy Private Limited	1/8 th share	4420
4.	Vinayak Plaza Makers Private Limited	1/8 th share	4421
5.	Vinayak Binimoy Private Limited	1/8 th share	4423
6.	Yogsiddhi Binimoy Private Limited	1/8 th share	4424

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7.	Neel Kamal Housing Private Limited	1/8 th share	4426
8.	Ma Kali Properties Private Limited	1/8 th share	4428

- C. Subsequently by 7 (seven) several Indentures all dated 1st March 2008 made between (1) Shree Biharijee Properties Private Limited, (2) K.S. Marketing Private Limited, (3) Crystal Properties Private Limited, (4) Angels Housing Complex Private Limited, (5) Pioneer Land Building Developers Private Limited, (6) Mukul Housing Private Limited, (7) Balaji Housing Complex Private Limited, and (8) Binla Properties Private Limited therein called the Vendors of the First Part, for the consideration mentioned therein sold transferred conveyed **All That** building commonly known as "Amarsudha" constructed on the demarcated portion (Southern Eastern Side) of Premises No.5A/1A, Lord Sinha Road, Kolkata -700071, containing 2 Cottages 10 Chittacks 26 Sq.ft, within the limit of KMC Ward No.63, within P.S.Shakespeare Sarani in the town of Kolkata, absolutely and forever, which were all duly registered as hereinafter stated with the office of the Additional Registrar of Assurances-II, Kolkata in Book No. 1 Volume No.1, all in the year 2008 the details whereof are mentioned hereinbelow:-

Sl.No	Purchaser	Confirming Party	undivided Share conveyed	Deed
1.	Ramchandra Parolia	Hall Mark Consultants Private Ltd	1/12 th	1835
2.	1) Ashok Kumar Killa, and 2) Smt. Savitri Devi Killa	Hall Mark Consultants Private Ltd.	1/6 th	1836
3.	Sarda Estates Private Ltd.	Hall Mark Consultants Private Ltd.	1/6 th	1837
4.	Miss Bidisha Chakraborty	Hall Mark Consultants Private Ltd. And Mr. Pranab Chakraborty	1/6 th	1838
5.	1) Soshil Kumar Killa, and 2) Smt. Sarita Devi Killa	Hall Mark Consultants Private Ltd.	1/6 th	1839
6.	Akash Ganga Mercantile Private Limited	Hall Mark Consultants Private Ltd.	1/12 th	1840
7.	1) Ram Chandra Parolia 2) Smt. Sunil Kumari Parolia	Hall Mark Consultants Private Ltd.	1/6 th	1841

- D. By an Indenture dated 31st July 2014 made between (Smt.) Pushpa Devi Jhunjhunwala as the Transferor of the one Part and (1) Ma kali Properties Private Limited, (2) Neel Kamal Housing Private Limited, (3) Trisul Binimoy Private Limited, (4) Vinayak Binimoy Private Limited, (5) Vinayak Plaza Makers Private Limited, (6) Yamuna Binimoy Private Limited, (7) Yogsidhu Binimoy Private Limited and (8) Yogamaya Binimoy Private Limited therein jointly called the Transferees of the other Part and duly registered with the Additional Registrar of Assurances-II, Kolkata in Book I CD Volume No.47 Pages from 314 to 345 Being No.09672 for the year 2014, the said Transferor, (Smt.) Pushpa Devi Jhunjhunwala for the consideration mentioned therein did grant convey transferred assign and assured unto and to the aforesaid Transferees **All That** the residential Flat No.8 containing 1706 sq. ft (more or less) super Built Up Area situated on the 1st (First) floor of the building on the Western Side Together with undivided proportionate share in

the land containing 36 Cottahs 10 Chittacks 6 ½ Sq.ft being Premises No.5A/1A, Lord Sinha Road, Kolkata-700071, absolutely and forever.

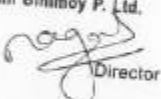
- E. The said (1) Shree Biharjee Properties Private Limited, (2) K.S. Marketing Private Limited, (3) Crystal Properties Private Limited, (4) Angels Housing Complex Private Limited, (5) Pioneer Land Building Developers Private Limited, (6) Mukul Housing Private Limited, (7) Balaji Housing Complex Private Limited, (8) Bimla Properties Private Limited, (9) Ma kali Properties Private Limited, (10) Neel Kamal Housing Private Limited, (11) Trisul Binimoy Private Limited, (12) Vinayak Binimoy Private Limited, (13) Vinayak Plaza Makers Private Limited, (14) Yamuna Binimoy Private Limited, (15) Yogasiddhi Binimoy Private Limited and (16) Yogamaya Binimoy Private Limited have jointly got their names mutated in the records of the Kolkata Municipal Corporation and the said land containing an area of 34 Cottahs 14 Chittacks 10 Square feet more or less, have been renumbered as Premises No.5A/1C, Lord Sinha Road, P.S.Shakespeare Sarani, Kolkata-700071 and morefully described in the First Schedule hereinbefore), each having distinctive share therein, as mentioned hereinbelow, that is to say:

Owner No.	Name	Sharing Ratio
1.	Shree Biharjee Properties Private Limited	6.64125%
2.	K.S. Marketing Private Limited	6.64125%
3.	Crystal Properties Private Limited	6.64125%
4.	Angels Housing Complex Private Limited	6.64125%
5.	Pioneer Land Building Developers Private Limited	6.64125%
6.	Mukul Housing Private Limited	6.64125%
7.	Balaji Housing Complex Private Limited	6.64125%
8.	Bimla Properties Private Limited	6.64125%
9.	Ma kali Properties Private Limited	5.85875%
10.	Neel Kamal Housing Private Limited	5.85875%
11.	Trisul Binimoy Private Limited	5.85875%
12.	Vinayak Binimoy Private Limited	5.85875%
13.	Vinayak Plaza Makers Private Limited	5.85875%
14.	Yamuna Binimoy Private Limited	5.85875%
15.	Yogasiddhi Binimoy Private Limited	5.85875%
16.	Yogamaya Binimoy Private Limited	5.85875%

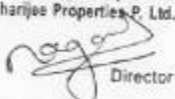
37. Execution and Delivery:

37.1 In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

For Ma Kali Properties P. Ltd.
 For Neel Kanai Housing P. Ltd.
 For Trishul Binimoy P. Ltd.
 For Vinayak Binimoy P. Ltd.
 For Vinayak Plaza Makers P. Ltd.
 For Yamuna Binimoy P. Ltd.
 For Yogamaya Binimoy P. Ltd.
 For Yogsiddhi Binimoy P. Ltd.


 Director

For Angels Housing Complex P. Ltd.
 For Balaji Housing Complex P. Ltd.
 For Bimla Properties P. Ltd.
 For Crystal Properties P. Ltd.
 For K.S. Marketing P. Ltd.
 For Mukul Housing P. Ltd.
 For Pioneer Land & Building Developers P. Ltd.
 For Shree Biharijee Properties P. Ltd.


 Director

Land Owners

For KISH DEVELOPERS LLP

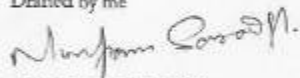

 PARTNER

Developer

Witnesses:

Signature  _____Name Bishwa Nath JainFather's Name Late Ram Kumar JainAddress BE/50 Post LakeKolkata-64Signature  _____Name VINOD KUMAR DUGGALFather's Name Koti M.L. DUGGALAddress 10A, CHAPEL ROADKOLKATA-700022

Drafted by me



(NIRUPAM SARAOGI)
 REGN NO.WB/969/1995
 Advocate
 High Court, Calcutta

Major Information of the Deed

Deed No :	I-1902-00042/2018	Date of Registration	04/01/2018
Query No / Year	1902-0001639339/2017	Office where deed is registered	
Query Date	28/11/2017 2:56:49 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	KISH DEVELOPERS LLP Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, Mobile No. : 9838905325, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 74,96,74,327/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 75,120/- (Article:48(g))		Rs. 210/- (Article:E, E)	
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lord Sinha Road, Road Zone : (On Road – On Road) , , Premises No. 5A/1C, Ward No: 83

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12560 Sq Ft		19,74,78,379/-	Property is on Road

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lord Sinha Road, Road Zone : (On Road – On Road) , , Premises No. 5A/1C

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Commercial use		6280 Sq Ft		29,62,17,569/-	Property is on Road
L3			Office		6280 Sq Ft		19,74,78,379/-	Property is on Road
TOTAL :					28.7834Dec	0 /-	4936,95,948 /-	
Grand Total :					57.5668Dec	0 /-	6911,74,327 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	52000 Sq Ft.	0/-	5,85,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 13000 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 13000 Sq Ft, Semi Commercial Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 13000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 3, Area of floor : 13000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

	Total :	52000 sq ft	0 /-	585,00,000 /-	
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Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAEC52155H, Status :Organization, Executed by: Representative
2	BALAJI HOUSING COMPLEX PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABC80941R, Status :Organization, Executed by: Representative
3	BIMLA PROPERTIES PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABC80584G, Status :Organization, Executed by: Representative
4	CRYSTAL PROPERTIES PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCC0632N, Status :Organization, Executed by: Representative
5	K.S. MARKETING PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AACCK1678D, Status :Organization, Executed by: Representative
6	PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCP5847Q, Status :Organization, Executed by: Representative
7	MUKUL HOUSING PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCM7943E, Status :Organization, Executed by: Representative
8	ANGELS HOUSING COMPLEX PRIVATE LIMITED 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AACCA1923H, Status :Organization, Executed by: Representative
9	MA KALI PROPERTIES PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AACCM1468Q, Status :Organization, Executed by: Representative
10	NEEL KAMAL HOUSING PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCN5608H, Status :Organization, Executed by: Representative
11	TRISHUL BINIMOY PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCT7873J, Status :Organization, Executed by: Representative
12	VINAYAK BINIMOY PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCV6104C, Status :Organization, Executed by: Representative
13	VINAYAK PLAZA MAKERS PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCV6328A, Status :Organization, Executed by: Representative

14	YAMUNA BINIMOY PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACY1540K, Status :Organization, Executed by: Representative, Executed by: Representative
15	YOGAMAYA BINIMOY PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACY1839Q, Status :Organization, Executed by: Representative, Executed by: Representative
16	YOGSIDDHI BINIMOY PRIVATE LIMITED 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACY1838R, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KISH DEVELOPERS LLP 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AARFK0332J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Neena Agarwal Wife of Mr Mukul Agarwal Agarwal Flat 6B, 6th Floor, 10 Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADDPA3491K, Aadhaar No: 71xxxxxxx6346 Status : Representative, Representative of : SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED (as Director), BALAJI HOUSING COMPLEX PRIVATE LIMITED (as Director), BIMLA PROPERTIES PRIVATE LIMITED (as Director), CRYSTAL PROPERTIES PRIVATE LIMITED (as Director), K.S. MARKETING PRIVATE LIMITED (as Director), PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED (as Director), MUKUL HOUSING PRIVATE LIMITED (as Director), ANGELS HOUSING COMPLEX PRIVATE LIMITED (as Director), MA KALI PROPERTIES PRIVATE LIMITED (as Director), NEEL KAMAL HOUSING PRIVATE LIMITED (as Director), TRISHUL BINIMOY PRIVATE LIMITED (as Director), VINAYAK BINIMOY PRIVATE LIMITED (as Director), VINAYAK PLAZA MAKERS PRIVATE LIMITED (as Director), YAMUNA BINIMOY PRIVATE LIMITED (as Director), YOGAMAYA BINIMOY PRIVATE LIMITED (as Director), YOGSIDDHI BINIMOY PRIVATE LIMITED (as Director)
2	Mr Mukul Agarwal (Presentant) Son of Late Shyam Sunder Agarwal Flat 6B, 6th Floor, 10 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.:: ADAPA1109M, Aadhaar No: 34xxxxxxx9867 Status : Representative, Representative of : KISH DEVELOPERS LLP (as Partner)

Identifier Details :

Name & address
Manoj Mahato Son of Late N Mahato 7B, K S Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Neena Agarwal, Mr Mukul Agarwal

Transfer of property for L1		
Cl.No	From	To. with area (Name-Area)
1	SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
2	BALAJI HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
3	BIMLA PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
4	CRYSTAL PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
5	K.S. MARKETING PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
6	PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
7	MUKUL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
8	ANGELS HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
9	MA KALI PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
10	NEEL KAMAL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
11	TRISHUL BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
12	VINAYAK BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
13	VINAYAK PLAZA MAKERS PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
14	YAMUNA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
15	YOGAMAYA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec
16	YOGSIDDHI BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-1.79896 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
2	BALAJI HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
3	BIMLA PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
4	CRYSTAL PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
5	K.S. MARKETING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec

6	PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
7	MUKUL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
8	ANGELS HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
9	MA KALI PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
10	NEEL KAMAL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
11	TRISHUL BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
12	VINAYAK BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
13	VINAYAK PLAZA MAKERS PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
14	YAMUNA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
15	YOGAMAYA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
16	YOGSIDDHI BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
2	BALAJI HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
3	BIMLA PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
4	CRYSTAL PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
5	K.S. MARKETING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
6	PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
7	MUKUL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
8	ANGELS HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
9	MA KALI PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
10	NEEL KAMAL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
11	TRISHUL BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
12	VINAYAK BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec

13	VINAYAK PLAZA MAKERS PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
14	YAMUNA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
15	YOGAMAYA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec
16	YOGSIDDHI BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-0.89948 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SHREE BIHARIJEE PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
2	BALAJI HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
3	BIMLA PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
4	CRYSTAL PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
5	K.S. MARKETING PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
6	PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
7	MUKUL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
8	ANGELS HOUSING COMPLEX PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
9	MA KALI PROPERTIES PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
10	NEEL KAMAL HOUSING PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
11	TRISHUL BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
12	VINAYAK BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
13	VINAYAK PLAZA MAKERS PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
14	YAMUNA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
15	YOGAMAYA BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft
16	YOGSIDDHI BINIMOY PRIVATE LIMITED	KISH DEVELOPERS LLP-3250.00000000 Sq Ft

Endorsement For Deed Number : I - 190200042 / 2018

On 30-11-2017

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 17:35 hrs on 30-11-2017, at the Private residence by Mr Mukul Agarwal ,

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 74,96,74,327/-

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

Execution is admitted on 30-11-2017 by Mrs Neena Agarwal, Director, SHREE BIHARJEE PROPERTIES PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, BALAJI HOUSING COMPLEX PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, BIMLA PROPERTIES PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, CRYSTAL PROPERTIES PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, K.S. MARKETING PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, MUKUL HOUSING PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, ANGELS HOUSING COMPLEX PRIVATE LIMITED, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, MA KALI PROPERTIES PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, NEEL KAMAL HOUSING PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, TRISHUL BINIMOY PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, VINAYAK BINIMOY PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, VINAYAK PLAZA MAKERS PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, YAMUNA BINIMOY PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, YOGAMAYA BINIMOY PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, YOGSIDDHI BINIMOY PRIVATE LIMITED, 5A/1C, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Manoj Mahato, , Son of Late N Mahato, 7B, K S Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 30-11-2017 by Mr Mukul Agarwal, Partner, KISH DEVELOPERS LLP, 5A/1B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Manoj Mahato, , Son of Late N Mahato, 7B, K S Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Ashoke

Ashoke Kumar Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 11-12-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 210/- (E = Rs 210/-) and Registration Fees paid by Cash Rs 189/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2017 6:22PM with Govt. Ref. No: 192017180124712901 on 29-11-2017, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00JPOEC3 on 29-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 142891, Amount: Rs.100/-, Date of Purchase: 29/12/2016, Vendor name: A K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2017 6:22PM with Govt. Ref. No: 192017180124712901 on 29-11-2017, Amount Rs: 75,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00JPOEC3 on 29-11-2017, Head of Account 0030-02-103-003-02




Ashoke Kumar Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 04-01-2018

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



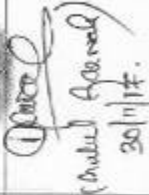
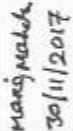
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Ashoke Kumar Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Neena Agarwal Flat 6B, 6th Floor, 10 Lord Sinha Road, P.O- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071	Representative of Land Lord [SHREE BIHARIJE E PROPERTIES PRIVATE LIMITED] [BALAJI HOUSING COMPLEX PRIVATE LIMITED] [BIMLA PROPERTIES PRIVATE LIMITED] [CRYSTAL PROPERTIES PRIVATE LIMITED] [K.S. MARKETING PRIVATE LIMITED] [PIONEER LAND & BUILDING DEVELOPERS PRIVATE LIMITED] [MUKUL HOUSING PRIVATE LIMITED] [ANGELS HOUSING		2009 	 (Neena Agarwal) 30-11-2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		COMPLE X PRIVATE LIMITED] [MA KALI PROPER TIES PRIVATE LIMITED] [NEEL KAMAL HOUSING PRIVATE LIMITED] [TRISHU L BINIMOY PRIVATE LIMITED] [VINAYA K BINIMOY PRIVATE LIMITED] [VINAYA K PLAZA MAKERS PRIVATE LIMITED] [YAMUN A BINIMOY PRIVATE LIMITED] [YOGAM AYA BINIMOY PRIVATE LIMITED] [YOGSID DHI BINIMOY PRIVATE LIMITED]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Mukul Agarwal Flat 6B, 6th Floor, 10 Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata District-Kolkata, West Bengal, India, PIN - 700071	Representative of Developer [KISH DEVELOPERS LLP]			 30/11/17.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Manoj Mahato Son of Late N Mahato 7B, K S Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 730001	Mrs Neena Agarwal, Mr Mukul Agarwal		 30/11/2017	

(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS



Prakash

Prakash Prakash

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Neena

Neena Aganwal

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



PHOTOGRAPH

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



PHOTOGRAPH

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 1838 to 1896

being No 190200042 for the year 2018.



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2018.01.04 17:08:34 +05:30
Reason: Digital Signing of Deed.

Biswas

(Ashoke Kumar Biswas) 04-01-2018 17:08:29
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)