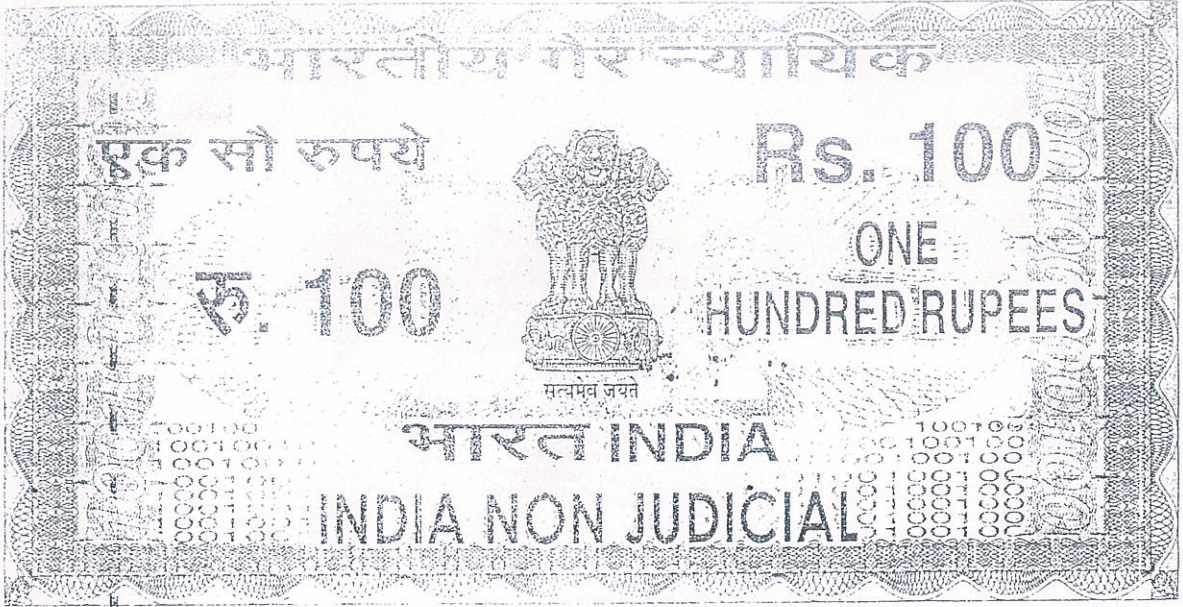


7182/13

\* 7914/13



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

N 172183

2382/13  
 15292/13  
 658  
 27/5/13  
 Additional Registrar of Assurances  
 Kolkata  
 57154/876



Certified that the Document is admitted to Registration on the Signature Sheet and the endorsement thereon affixed to this document are the part of the Document.

Additional Registrar  
 of Assurances, Kolkata

**DEVELOPMENT AGREEMENT**

250/13  
 250  
 500  
 250  
 24/04  
 20/04

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of <sup>May</sup> April 2013, BETWEEN (1) SRI PRODIP COOMAR, son of Late Benoy Pada Coomar, by faith Hindu, by Nationality Indian, residing at 4A Rawdon Street, Kolkata - 700017, P.S. Shakespeare Sarani, (2) SRI SUJIT-COOMAR, son of Late Sudhirendra Coomar, by faith Hindu, by Nationality Indian, residing at 106 Durgacharan Doctor Road, Kolkata - 700014, P.S - Taltala, (3) SMT. SUDEBI COOMAR, wife of Late Subrata Coomar, by faith Hindu, by Nationality Indian, residing at 112 Kali Tola Road, Purbachal, Kolkata - 700078, P.S - Jadavpur, (4) SRI SAPTARSHI COOMAR, son of Late Subrata Coomar.

Handwritten signature and initials on the right side of the document.



1 APR 2013

No. 65 Date.....  
Sold to Anis Mukhopadhyay, Adh  
of Alipore U.K. 27  
Rupees. 1000

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-77

~~ECOPRIME HIGHRISES PVT. LTD.~~

(CHRODEEP BHATTACHARYA) DIRECTOR



e-4221

~~hils~~



e-4222

~~Prodip~~

(PRODIP COOMAR)



e-4223

~~Sujit Coomar~~  
(SUJIT COOMAR)



e-4224

Sumta Mallik

Identified by me  
Anis Mukhopadhyay Adhwal.  
Alipore Judges Court

OF ASSURANCE  
22 MAY 2013

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

Endorsement For Deed Number : I - 07914 of 2013  
(Serial No. 07182 of 2013 and Query No. 1902L000015399 of 2013)

On 22/05/2013

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

Presented for registration at 18.58 hrs on :22/05/2013. at the Private residence by Chiradeep Bhattacharya ,Claimant

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

Execution is admitted on 22/05/2013 by

1. Prodip Coomar, son of Lt B P Coomar , 4a, Rowdon Street, Kol. Thana:Shaketopara, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste Hindu, By Profession : Others
2. Sujit Coomar, son of S Coomar , 106, Durga Charan Doctor Lane, Kol. Thana:Garia District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
- Sudebi Coomra, wife of Lt S Coomar , 112 Kali Tola Road Purbachal, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
- Saptarshi Coomar, son of Lt S Coomar , 112 Kali Tola Road Purbachal, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
- Sivra Mallick, wife of Lt A Mallick , 235/3/2 N S C Bose Road, Thana:-Tollygunge District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Others
- Chiradeep Bhattacharya  
Director, Ecoprime Highrises Pvt Ltd, 19a Palit Street, Kol, District -Kolkata, WEST BENGAL, India, Pin :-700019.  
By Profession : Business
- Identified By Asis Mukhopadhyay, son of Alipore District -Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession, Advocate

( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-II

On 23/05/2013

Payment of Fees:

Amount by Draft

Rs. 55010/- is paid , by the draft number 103949, Draft Date 21/05/2013, Bank Name State Bank of India, BANSDRONI, received on 23/05/2013

( Under Article : B = 54989/- E = 21/- on 23/05/2013 )

23/05/2013 15:17:00

( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07914 of 2013  
(Serial No. 07182 of 2013 and Query No. 1902L000015399 of 2013)

**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.-5,71,54,076/-

Certified that the required stamp duty of this document is Rs. 75021/- and the Stamp duty paid is Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 75021/- is paid by the draft number 103951. Draft Date 21/05/2013. Bank State Bank of India, BANSDRONI, received on 23/05/2013

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

On 30/05/2013

**Endorsement by Commissioner after execution of commission**

1. [Case No. 02501 - 2013 ]

Having visited the residence of : 1. Deepa Niyogi Daughter of Lt R Ghosh of 4a, Rowdon Street, Kol. Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017 By Caste Hindu By Profession: Others, I have this day examined the said 1. Deepa Niyogi Who has been identified to my satisfaction by Asis Mukhopadhyay, son of - - , Alipore, District -Kolkata WEST BENGAL India By Caste: Hindu. By Profession Advocate And the said 1. Deepa Niyogi has Admitted the execution of this document

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

On 03/06/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number : 5, 5(f), 53 of Indian Stamp Act 1899

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

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

03/06/2013 16:17:00

EndorsementPage 2 of 2

residing at 112 Kali Tola Road, Purbachal, Kolkata - 700078, P.S - Jadavpur, (5) SMT. **SUVRA MALLICK**, wife of Late Amarendra Mallick, by faith Hindu, by Nationality Indian, residing at 235/3/2 N.S.C. Bose Road, Kolkata - 700047, P.S - Tollygunge, (6) SMT. **DEEPA NIYOGI**, daughter of Late Ramesh Ghosh and Late Sandhya Ghosh, by faith Hindu, by Nationality Indian, residing at 74, Sarat Bose Road, Kolkata - 700025, P.S - Ballygunge, <sup>and also at 4A Rowdon Street Kolkata - 700017</sup> hereinafter jointly and collectively called and referred to as the **OWNERS / FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**AND**

**MESSRS ECOPRIME HIGHRISES PRIVATE LTD.**, a company limited by its shares having its place of business at No. **19A, PALIT STREET , KOLKATA - 700019**, represented by one of its Directors **SRI CHIRADEEP BHATTACHARYA**, son of **SRI CHIRANJIB BHATTACHARYA**, by Religion Hindu, by Occupation Business, residing at 1, SUNNY PARK, KOLKATA - 700019, vide resolution of the Board of Directors of the Company, dt. 5/7/2012, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-interest and assigns) of the **SECOND PART**.

**WHEREAS** on 6<sup>th</sup> day of February 1940, one **SMT MONMOHINI COOMAR** purchased all the piece and parcel of land comprising an area of 1(One) Bigha 4(four) Cottahas and 8(eight) Chittacks little more or less situated and lying at and being Municipal 4,