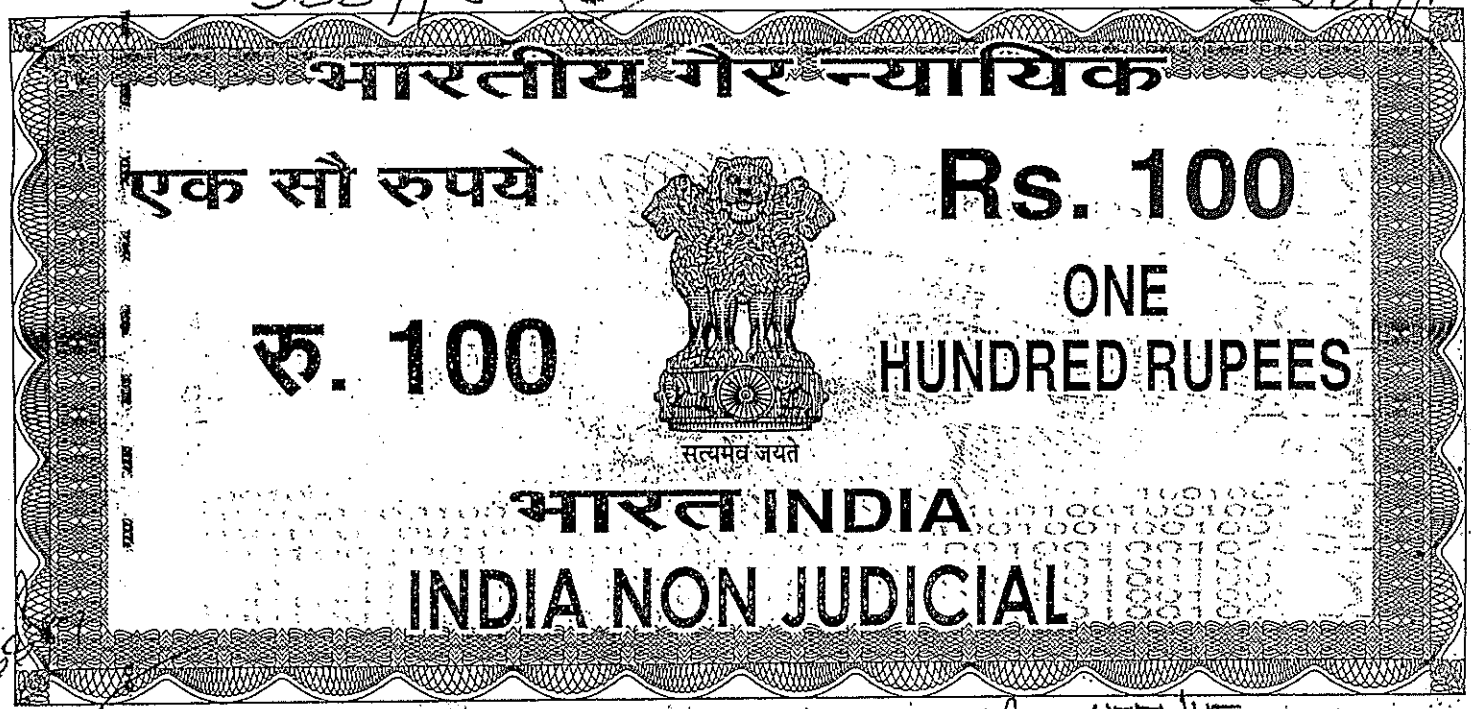


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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

8.7.15

THIS AGREEMENT is made this 7th day of July Two Thousand and Fifteen BETWEEN (1) SHAH PROJECTS PRIVATE LIMITED (PAN : AABCN2989H), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 1, Sardar Sankar Road, P.S.- Tollygunge, P.O. - Kalighat, Kolkata - 700026 represented by its Director MR. RAJIV SHAH (PAN : ALJPS6781N) son of Sri Gyarsi Lal Shah, by faith Hindu,

Handwritten signature and notes at the bottom right.

61480

Sold to... Shak Prods  
 Address... P. Chandra Sankar  
 Value... 100  
 - 6 JUL 2015  
 L.S.V. High Court  
 Sujit Sankar  
 High Court, A S

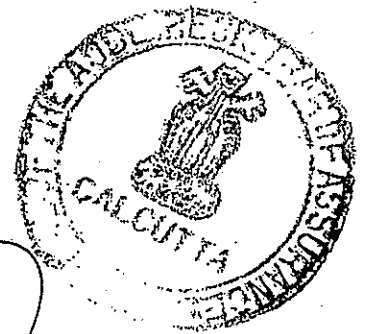
heets put it and Ori  
Sankar 22/26

Manish Bajoria  
 S/O Late Madhav Prasad Bajoria  
 345 Rajarhat Main Road,  
 Kolkata - 700136.  
 P.S. Bagurhati  
 Business.

ADDITIONAL REGISTRAR  
 OF ASSURANCES - I KOLKATA  
 - 7 JUL 2015



by occupation Business, working for gain at 1, Sardar Sankar Road, P.S.- Tollygunge, P.O. Kalighat, Kolkata – 700026, (2) MR. RAJIV SHAH (PAN : ALJPS6781N), son of Sri Gyarsi Lal Shah, by faith Hindu, by occupation Business and (3) SMT. NISHA SHAH (PAN : AMAPS5067K), wife of Sri Rajiv Shah, by faith Hindu, by occupation Business, both residing at 16/8, Mondal Temple Lane, Block – 'P', P.O. New Alipore, P.S. New Alipore, Kolkata – 700053, (4)MR. SAURAV SHAH (PAN : AMAPS3643P), son of Sri Rajiv Shah, by faith Hindu, by occupation Business and (5) SMT. SHWETA SHAH (PAN : AHDPM6429R), wife of Sri Saurav Shah, by faith Hindu, by occupation Business, both residing at 16/8, Mondal Temple Lane, Block – 'P', P.O. New Alipore, P.S. New Alipore, Kolkata – 700053 and (6) SRI MAYANK SHAH (PAN : AJIPS8151M) son of Sri Rajiv Shah, by faith Hindu, by occupation Business and (7) SMT. SWETA SHAH (PAN : ACZPA9574G), wife of Sri Mayankh Shah, by faith Hindu, by occupation Business, both residing at 16/8, Mondal Temple Lane, Block – 'P', P.O. New Alipore, P.S. New Alipore, Kolkata – 700053 also residing at "Akshat Nilay", Flat No. 706 & 806, 3 Group Housing Scheme, Madrampura, Hawa Sarak, P.S. & Dist Jaipur – 302006, Rajasthan, hereinafter collectively referred to as the "OWNERS" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include in case of individuals their respective heirs executors administrators and legal representatives and in case of a Company its Successors and or Successors-in-Office and or interest) of the ONE PART AND (8) SRIJAN REALTY PVT. LTD.(PAN AAHCS6112K), a company incorporated under the provisions of the



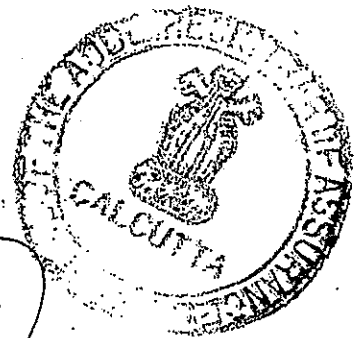
ADDITIONAL REGISTRAR  
OF ASSURANCE  
-7 JUL 2015

Companies Act, 1956 having its registered office at 36/1A, Elgin Road, P.S.- Bhawanipur, Kolkata – 700020, represented by its Director MR. RAM NARESH AGARWAL (PAN ACYPA1903G), son of Late Nand Kishore Agarwal working for gain at 36/1A, Elgin Road, P.S.- Bhawanipur, Kolkata – 700020, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office or interest) of the OTHER PART :

RECITALS

WHEREAS:

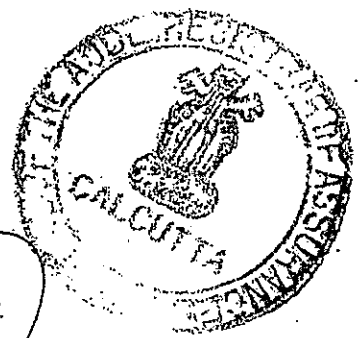
I. By virtue of a Deed of Conveyance dated 3<sup>rd</sup> day of July 2015 registered in the office of the Additional Registrar of Assurances, – I, Kolkata in Book No.I, being No.190105437 for the year 2015 Smt. Manju Devi Choudhury sold transferred by way of sale conveyed assigned and assured All That undivided one-fourth share into or upon ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata – 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs i.e. 52 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. (i.e. 6,750 Sq.ft) all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata



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Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24-Parganas, morefully described in the Schedule stated therein unto and in favour of Shah Projects Private Limited at or for the consideration and on the terms and conditions stated therein ;

ii. By virtue of a Deed of Conveyance dated 3<sup>rd</sup> day of July 2015 registered in the office of the Additional Registrar of Assurances – I, Kolkata in Book No.I, being No. 190105436 for the year 2015 Smt. Champa Devi Choudhury sold transferred by way of sale conveyed assigned and assured All That undivided one-fourth share into or upon ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata – 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs i.e. 52 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. (i.e. 6,750 Sq.ft) all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24-

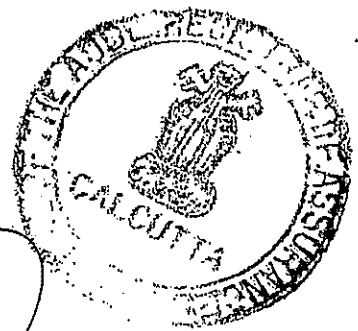


ADDITIONAL REGISTRAR  
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-7 JUL 2015



Parganas, morefully described in the Schedule stated therein unto and in favour of Rajiv Shah and Smt. Nisha Shah at or for the consideration and on the terms and conditions stated therein ;

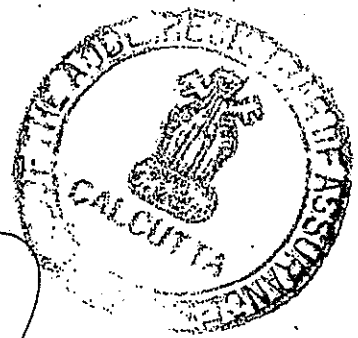
iii. By virtue of a Deed of Conveyance dated 3<sup>rd</sup> day of July 2015 registered in the office of the Additional Registrar of Assurances – I, Kolkata in Book No.I, being No. 190105438 for the year 2015 Rajiv Choudhury sold transferred by way of sale conveyed assigned and assured All That undivided one-fourth share into or upon ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata – 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs i.e. 52 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. (i.e. 6,750 Sq.ft) all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mouza Sirifi, J.L. No.11, District South 24-Parganas, morefully described in the Schedule stated therein unto and in favour of Saurav Shah and Smt. Shweta Shah at or for the consideration and on the terms and conditions stated therein ;



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
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IV. By virtue of a Deed of Conveyance dated 6<sup>th</sup> day of July 2015 registered in the office of the Additional Registrar of Assurances – I, Kolkata in Book No.I, being No. 190105463 for the year 2015 Shyam Choudhury sold transferred by way of sale conveyed assigned and assured All That undivided one-fourth share into or upon ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata – 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs i.e. 52 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. (i.e. 6,750 Sq.ft) all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24-Parganas, morefully described in the Schedule stated therein unto and in favour of Mayank Shah and Smt. Sweeta Shah at or for the consideration and on the terms and conditions stated therein ;

V. By virtue of the aforesaid part recited Deeds of Conveyance the Owners herein became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple possession of All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata – 700053 and

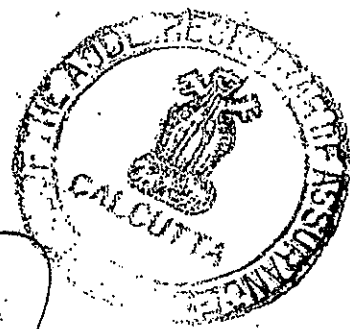


ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
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mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24-Parganas, morefully described in the Schedule stated hereunder hereinafter referred to as the SAID PREMISES having undivided share each in the proportion as mentioned in the said four registered Deeds of Conveyance as well as stated hereunder:-

1.	Shah Projects Pvt. Ltd.	undivided 25% share
2.	Rajiv Shah	undivided 12.5% share
3.	Nisha Shah	undivided 12.5% share
4.	Saurav Shah	undivided 12.5% share
5.	Shweta Shah	undivided 12.5% share
6.	Mayank Shqh	undivided 12.5% share
7.	Sweta Shah	undivided 12.5% share
		<hr/>
		100%

VI. That the said Owners herein have been interested in develop or promote the said premises by way of construction of new residential buildings



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OF ASSURANCE  
KOLKATA  
27 JUL 2015

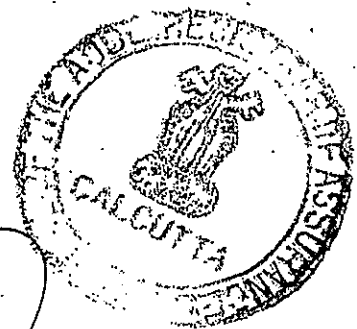
consisting of flats/apartments and other areas capable of being occupied independently hereinafter collectively referred to as the said Housing Complex;

VII. That the Owners do not have expertise and resources to develop or promote the said Premises by way of construction of the said Housing complex comprising of several buildings and as such the Owners have approached the Developer with a proposal to develop the said Premises;

VIII. That the Developer has expertise and resources and has accepted the proposal of the Owners in respect of the development of the said Premises by way of erection and construction of the said Housing Complex comprising of buildings in terms of plan or plans to be sanctioned by the appropriate Municipal authorities of the Kolkata Municipal Corporation;

IX. That in view of what is stated hereinabove the Owners and the Developer have mutually agreed about the manner and terms and conditions in respect of the Development of the said Premises by way of erection and construction of the said Housing Complex and hereby record the same as stated hereunder;

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

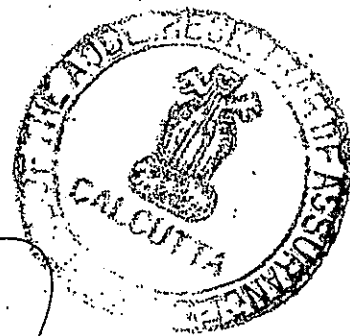


ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
= 7 JUL 2013



I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNER

1. It is agreed and recorded that the Owners shall make out good and marketable title of the said Premises more fully described in the Schedule stated hereunder free from all encumbrances, charges mortgage, liens, lispendens trusts, acquisition, requisitions, litigations, claims and demands whatsoever or howsoever.
2. It is agreed and recorded that the Owners shall get their names mutated in the Records of the B.L. & L.R.O. and Kolkata Municipal Corporation at their own costs expenses
3. It is agreed and recorded that the Developer shall obtain for and on behalf of the Owners no objection certificate in respect of the development of the said Premises under the provisions of the Urban Land Ceiling and Regulation Act, 1976 at the costs and expenses of the Owner.
4. It is recorded that classifications of the lands in the records of B.L & L.R.O. of the said Premises have been recorded as Housing Complex / Bastu.
5. It is represented and recorded that the said Premises is not affected by any notice of acquisition and/or requisition by the Government and the



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OF ASSURANCES, CALCUTTA  
=7 JUL 2015

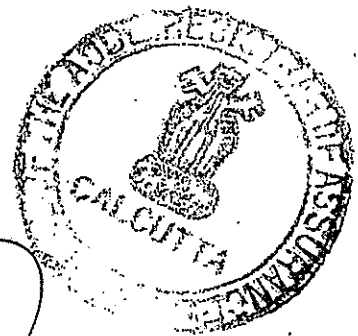
said Premises is in complete possession of the Owners save and except an area under the occupation of the tenants.

6. It is agreed and recorded that the Owners shall obtain requisite consents, permissions, approvals, licences, permits as may be required from time to time for development of the said Premises and owners shall take at their own costs and expenses all steps to regularise the said premises for development of the same.

7. It is agreed and recorded that the Owners shall complete the construction of boundary wall of the said premises within 60(sixty) days from the date of signing of these presents.

8. It is agreed and recorded that the Owners have absolute right power and authority to enter into this agreement.

9. It is agreed and recorded that the Owners shall transfer and convey undivided proportionate impartible share of the said Premises appertaining to flats/apartments and other constructed areas of the said Housing Complex free from all encumbrances whatsoever.



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OF ASSURANCE - CALCUTTA  
=7 JUL 2016

10. It is agreed and recorded that the Owners shall not enter into any Agreement for Sale or otherwise deal with the said Premises with any other person or persons in any manner whatsoever save and except the Owner's allocation.

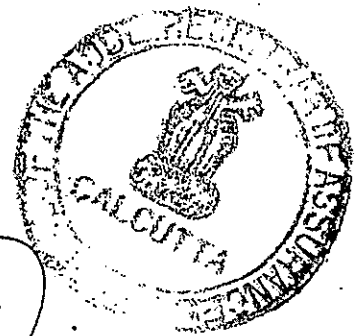
11. It is agreed and recorded that the Developer has agreed to develop the said Premises on the terms and conditions as stated herein.

II. DEVELOPER'S REPRESENTATIONS

1. The Developer has sufficient knowledge and expertise in the matter of development of immovable properties and construction of new residential buildings/Housing Complexes.

2. The Developer has sufficient resources of arranging finance and infrastructure as may be required for carrying out the development of the "said Premises" and/or the construction of the said Housing Complex.

3. The Developer shall carry out and complete the said development work on the "said Premises" in accordance with plan to be sanctioned by The Kolkata Municipal Corporation and other concerned Authorities as the case may be and entire construction work shall be of a good quality as shall be approved by the Architects.



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
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4. It is agreed and recorded that the Developer shall obtain all requisite sanctions of the plan, consents, permissions, approvals, licences, permits as may be required from time to time for and on behalf of the owners for development of the said Premises from the concerned authorities.

5. It is agreed and recorded that the Developer shall pay to the Owners Security deposit and advance as enumerated hereunder.

6. It is agreed and recorded that the Developer shall complete the construction of the entire Housing Complex within 5(five) years from the date of the sanction of plan.

### III. RATES, TAXES AND OUTGOINGS

1. It is agreed and recorded that the Owners shall bear and pay the Municipal rates, taxes levies, land revenues, surcharge outgoings and all other impositions relating to Municipal tax or otherwise of whatsoever nature concerning or relating to the said premises upto the date of the sanction of the Plan.

2. It is agreed and recorded that with effect from the date of sanction of the plan of the said premises the Developer shall be liable to pay the municipal rates and taxes in respect of the said premises till the completion of



ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANY  
=7 JUL 2015



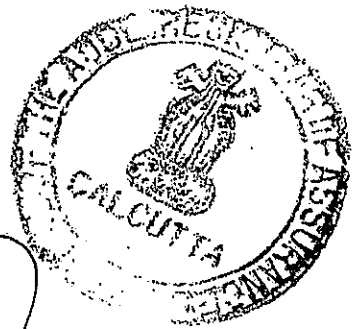
the said Housing Complex and upon completion of the same the intending Purchasers shall be liable to pay the municipal rates and taxes with regard to their respective flats provided however, the Owners and Developer shall be liable to pay rates and taxes in respect of unsold portion of their respective allocated constructed areas of the said Housing Complex.

3. It is agreed and recorded that on and from the date of Completion of the said Housing Complex and upon handing over of the Owner's allocated area, the Owners and the Developer and their nominees shall pay property tax and/or municipal rates and taxes of whatsoever of nature with regard to their respective allocated areas of the said Housing Complex.

#### IV. TITLE DOCUMENTS

1. It is agreed and recorded that the Owners have given inspection of original title deeds together with abstract of title and report of title of the said Premises morefully described in the Schedule stated hereunder and the Developer is satisfied in respect thereof.

2. The Owners undertake to answer all questions and/or requisition and shall also give explanation and clarification in respect of marketable title of the said Premises.



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OF ASSURANCE - CALCUTTA  
=7 JUL 2016

3. It is agreed and recorded that the Owners shall deposit all original title deeds with Mr. C.K. Jain who shall produce as and when required for the purpose of development of the said premises and shall give inspection of all other original ancillary Documents of title together with original Deeds of Conveyance in respect of the said Premises as and when required by the Developer and the Owners shall give copies of the same to the Developer.

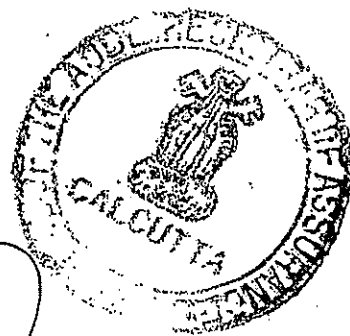
V. COMMENCEMENT

It is agreed and recorded that this agreement shall commence upon execution hereof and shall continue in force till the fulfilment of all the terms and conditions by the Owners and the Developer as envisaged herein.

VI. APPOINTMENT

1. The Owners herein hereby appoints the Developer as the builder and/or developer for carrying out the development at the "said Premises" as per the sanctioned plan or plans subject to the terms and conditions recorded herein.

2. The Developer hereby accepts its appointment as the Developer in respect of the "said Premises" and further agrees to carry out the



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
=7 JUL 2015

development of the said Housing Complex in the manner and on the terms as envisaged herein.

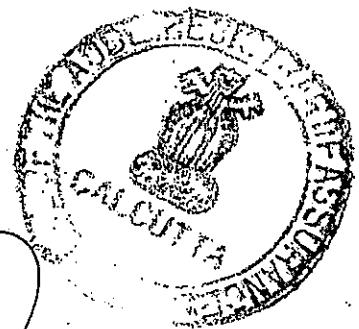
3. The Owners hereby permit the Developer to enter upon the said Premises for the purpose of development and construction of the said Housing Complex on the terms and conditions as envisaged herein.

#### VII. DEMOLITION OF EXISTING STRUCTURE

1. It is agreed and recorded that the Owners shall engage competent contractor to pull down the whole existing structures at the said Premises in a workmanlike and skilful manner and shall remove all building materials including stones, bricks and rubbles and shall keep the said Premises cleared of all things and in a levelled condition.

2. It is agreed and recorded that while pulling down buildings and structures and clearing the said Premises, the Owners contractor shall ensure to observe all the rules and regulations of the local authorities and will not cause damage to the adjoining properties.

3. It is agreed and recorded that all sale proceeds of demolished materials and scrap after deducting all costs and expenses shall be appropriated by the Owners.

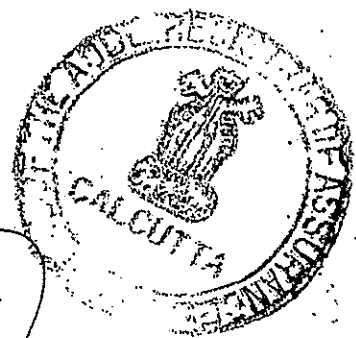


ADDITIONAL REGISTRAR  
OF ASSURANCE CALCUTTA  
= 7 JUL 2015

4. It is agreed and recorded that the work of demolition and removal of materials and the levelling shall be done in such manner as may be convenient and practical within two months from the date of sanction of the plan or plans as the case may be.

VIII. PERMISSIONS/APPROVALS BY THE DEVELOPER

It is agreed and recorded that save and except conversion of the said premises and grant of NOC under U.L.C.A which the Owners shall obtain at their own cost and expenses, the Developer for and on behalf of the Owners shall apply and obtain at its costs and expenses all other necessary consents, approvals, permissions, licences and sanction of the plan or plans including but without limitation those required to be given by the State of Government department and Kolkata Municipal Corporation or anybody constituted under the law or regulatory authority in respect of the said Premises without any conditions and restrictions regarding the use, development and occupation of any areas of the said Housing Complex therein for construction of the said Housing Complex and Owner shall remove all hurdles in the way of development of the same as envisaged herein on in respect of the title of the said premises to enable the Developer to erect and construct the said Housing complex without any restrictions and obstructions whatsoever.



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OF ASSURANCE, KOLKATA  
=7 JUL 2015



IX. COSTS FOR CONSTRUCTION/FINANCE

1. All costs, charges and expenses of whatsoever nature in respect of carrying out construction and completion of the said Housing Complex including approvals, permissions and fees for sanction of the plan or plans shall be borne and paid by the Developer and the Owners shall not be liable to incur any kind of expenses in this regard.

2. That the Developer shall invest and arrange required finances for construction and completion of the said Housing complex from its own resources.

3. It is agreed and recorded that the Developer alone shall be liable to repay entire advance together with interest thereon if any taken by the Developer and the Owners shall not be liable in any manner in respect of the said advance if any taken by the Developer.

4. That the Developer may arrange required finances for construction and completion of the said Housing complex either from its own resources or from any Banks and/or financial institutions. Provided however It is made clear that the Developer may borrow the finance after sanction of the plan and commencement of construction of the housing complex from any Bank or Institution by mortgaging and/or creating charge on the Developer's



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7 JUL 2015

Allocation only to secure the finance required by the Developer and the Developer shall sign and execute any documents required for the aforesaid purpose. Provided further the owners may deposit Original Title Deeds with Bank subject to however the Owners shall have absolute right to sell and transfer their allocated areas without any objection whatsoever from such Bank.

5. It is agreed and recorded that the Developer alone shall be liable to repay entire loans together with interest thereon to the Banks and/or financial institutions and the Owners shall not be liable in any manner in respect of the said loan provided however Owner's allocated area shall be kept free from said mortgage, charges and other encumbrances whatsoever. In case owing to any loans or finances obtained by the Developer, the Owners suffer any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owners saved harmless and indemnified in respect thereof.

X. MANNER OF CONSTRUCTION BY DEVELOPER

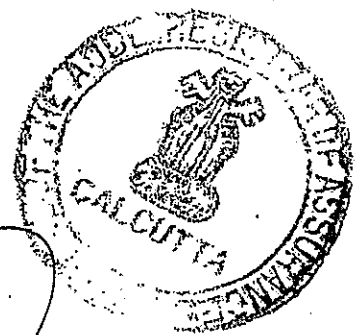
1. That the Developer shall appoint and engage professional team of reputed Architects & Designers in consultation with the Owners to cause



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OF ASSURANCE WISAKATA  
=7 JUL 2015

preparation of plans and all other persons required for construction of the said Housing complex in phases and on such terms and conditions as the Developer may think fit and proper and the Developer shall bear and pay their fees, remunerations, wages, salaries and all other expenses of whatsoever nature in respect thereof.

2. That the Developer will cause to be prepared all plans, drawings, specifications applications and other papers and documents in such form and manner as may be required from time to time for the purpose of utilizing of maximum FAR and shall apply to obtain necessary permissions and sanction from the Appropriate Municipal Authorities of The Kolkata Municipal Corporation and or other authorities for development of the said Premises by way of erection and construction of High rise green building in the said Housing Complex comprising of various residential buildings and provide specifications therein tentatively fixed as per description provided in the Fifth Schedule hereunder written with right to make modifications thereto, provided however it is agreed by and between the parties hereto that all such permissions, consents, approvals and sanctions shall be obtained by the Developer for and on behalf of the Owner from the appropriate authorities and Developer shall bear and pay all costs, charges fee, expenses as may be required in connection with the sanction of the plans of the said 'Housing Complex' and the Owners shall extend full support and cooperation as may be required from time to time.

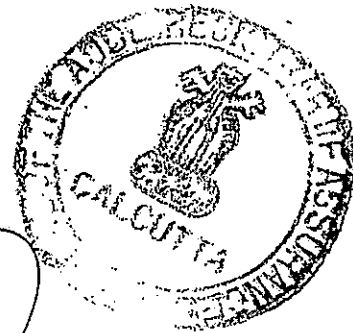


ADDITIONAL REGISTRAR  
OF ASSURANCE CALCUTTA  
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3. The Owners shall sign and execute from time to time through out the course of development all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining such sanction/ approval or permissions of the plans together with modifications thereof or any other work in connection with the development and construction of the said Housing complex at the said Premises which are required to be signed by the Owners for the purpose and fulfilment of the terms of this agreement.

4. That the Developer shall appoint and employ the building contractors and sub-contractors to carry out the construction of the said Housing complex and the Developer will take all steps necessary to effectually procure the due performance and observance of the obligations and duties of the building contractor or sub-contractor as the case may be.

5. That the Developer for and on behalf of the Owners shall be entitled to apply for and obtain Electric, water, sanitary, gas, telephone and other connection and/or any amenities and facilities of whatsoever nature as may be required in the said Housing Complex at its own cost and the Owners hereby accord consent and further agree to extend all necessary cooperation to the Developer for obtaining the same.



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6. That the entire construction work of the said Housing complex at the said Premises shall be with the knowledge and approval of the reputed architects appointed by the Developer and all materials required to be used for construction of the said Housing complex shall be of best quality which shall be approved by the said architects.

7. It is agreed and recorded that in view of what is stated hereinabove the Developer agrees to construct and complete the said Housing complex in accordance with the plan or plans to be sanctioned by the appropriate authorities of The Kolkata Municipal Corporation.

XI. DURATION FOR COMPLETION

1. It is agreed and recorded that the Owners hereby grant permission to the Developer for the Purpose of carrying out construction of the said Housing Complex at the said Premises in accordance with the plan or plans to be sanctioned by the appropriate authorities of The Kolkata Municipal Corporation or any other authorities as the case may be.

2. It is agreed and recorded that the Developer shall immediately upon receipt of N.C.C. under ULC (Ceiling and Regularly) Act, 1976 shall submit the plans of the said Housing Complex before the concerned authorities of The Kolkata Municipal Corporation for necessary sanctions.



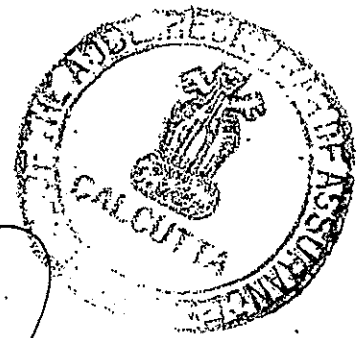
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3. The Developer shall make best efforts to obtain necessary sanction of the plans of the said Housing Complex from The Kolkata Municipal Corporation and all other concerned authorities of the said Housing Complex as early as possible but within 12 (twelve) months from the date of submission of plan for sanction.

4. It is agreed and recorded that the Developer shall complete the construction of the entire said Housing Complex in phase wise manner at the said Premises within 5 (five) years from the date of sanction of plan provided however Foundation and Plinth of major part of the said Housing Complex shall be completed by the Developer within 24 months from the date of sanction of the Plan.

## XII. SPACE ALLOCATION

1. In consideration of the development of the entire Housing Complex at the said Premises to be done in a phased manner by the Developer at its own costs and expenses which includes Owner's Allocation and in consideration of the said Premises provided by the Owners as envisaged herein it is agreed by and between the Owners and the Developer that the entire constructed areas of the said Housing complex shall be divided and apportioned in the manner as stated hereunder:-



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- i) 42% of the constructed areas of the said Housing Complex together with all the common areas, amenities and facilities therein more fully described in the Second Schedule hereunder and together with undivided proportionate impartible share of the land of the said Premises appertaining thereto shall belong to the Owners hereinafter called the "Owner's Allocation".
  
- ii) 58% of the constructed areas of the said Housing Complex together with all the common areas amenities and facilities therein more fully described in the Second Schedule hereunder and together with undivided proportionate impartible share of the land of the said Premises appertaining thereto shall belong to the Developer hereinafter called the "Developer's Allocation".

Provided however it is made clear that the apportionment of the constructed areas of the said Housing Complex shall be done in proportion of constructed area as may be mutually decided in the said Housing Complex.

2. It is agreed and recorded that the entire common areas, car parking areas open areas, roofs and all other areas together with common amenities and facilities/equipments of whatsoever nature of the said Housing complex shall also belong to the Owners and the Developer in the said proportion i.e. 42% to the Owner and 58% to the Developer.



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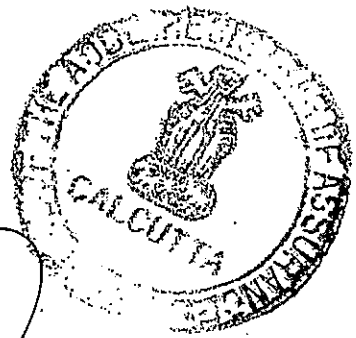
3. It is agreed and recorded that the Owners and Developer shall demarcate and delineate their respective allocated areas of the said Housing Complex immediately after sanction of the Plan.

4. It is agreed and recorded that owner's allocation i.e. 42% of the said constructed area in the said Housing Project shall belong to the said seven co-owners in the following proportion:-

(i)	Shah Projects Pvt. Ltd.	10.5% of the constructed area
(ii)	Rajiv Shah	5.25% of the constructed area
(iii)	Nisha Shah	5.25% of the constructed area
(iv)	Saurav Shah	5.25% of the constructed area
(v)	Shweta Shah	5.25% of the constructed area
(vi)	Mayank Shah	5.25% of the constructed area
(vii)	Sweta Shah	5.25% of the constructed area
		<hr/> 42% of the constructed area

### XIII. SECURITY DEPOSIT & ADVANCE

1. It is agreed and recorded that for the purpose of fulfilling its obligations as stated herein the Developer have deposited an interest free refundable Security Deposit of a sum of Rs.7,00,00,000/- (Rupees Seven Crores) only with the Owners. The receipt whereof are hereby acknowledged by the Owners.



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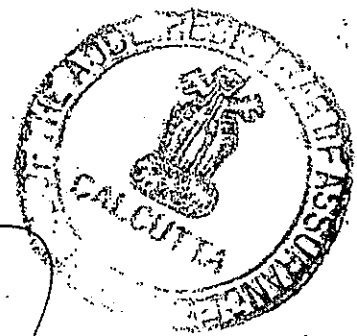


2. It is agreed and recorded that 90% (ninety percent) of the aforesaid amount of interest free Security Deposit of Rs.7,00,00,000/- (Rupees Seven Crores) only shall be refunded by the Owners to the Developer by paying 50% (fifty percent) of the sale proceeds starting with the first sale of Flat units in the Owners Allocation to the Developer until repayment of 90% (ninety percent) of the security deposit i.e. Rs.6,30,00,000/- (Rupees Six Crores Thirty Lakhs) only is completed. After repayment of 90% (ninety percent) of the said interest free Security Deposit is completed, the Owners will forthwith become entitled to receive the entirety of sale proceeds of the owners allocation.

3. It is further agreed and recorded 10% (ten percent) of the interest free security deposit i.e. Rs.70,00,000/- (Rupees Seventy Lakhs) only shall be refunded by the Owners within 60 (sixty) days of completion of the New Buildings and other areas (both open and covered) of the said Housing Complex and upon the Developer obtaining final completion/ occupancy Certificate in respect thereof from the concerned municipal or other authorities and upon completion of all finishing works of the New Buildings and other areas (both open and covered) of the said Housing Complex.

#### XIV. SALE AND TRANSFER OF CONSTRUCTED AREAS

1. That in consideration of development of the said Premises the Owners and the Developer shall be entitled to sell and transfer their

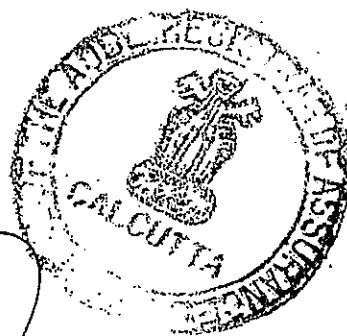


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1. That in consideration of development of the said Premises the Owners and the Developer shall be entitled to sell and transfer their respective allocated residential areas and other constructed areas of the said Housing complex to be constructed at the said Premises unto and in favour of the intending purchasers and they shall also be entitled to take advances pending construction of the said Housing Complex at the said Premises.

2. Subject to completion of the said Housing Complex by the Developer the Owners and the Developer shall have vested right in respect of their respective allocated constructed areas of the said Housing complex together with undivided proportionate impartible share of the land in the said Premises appertaining thereto to be identified by entering into an Allocation Agreement after sanction of Plan and the Owner and the Developer shall execute and register their respective Deeds or other Documents as may be required from time to time unto and in favour of the intending purchasers.

3. It is agreed and recorded that the Owners and the Developer both shall be entitled to convey, transfer by way of sale their respective allocated constructed areas of the said Housing complex together with undivided proportionate impartible share in land of the said Premises appertaining thereto and all rents, issues, and profits arising in respect thereof shall be appropriated in respect of their respective allocated constructed area of the

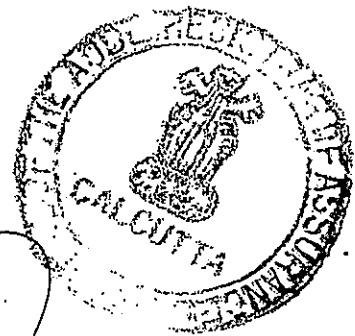


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said Housing complex provided however simultaneously with the execution of the Deeds of Conveyance by the Owner unto and in favour of the nominees of the Developer, the Developer shall ensure that the Owners are in occupation of its allocated areas as stated hereinabove.

4. That in consideration of the Development of the said Premises by the Developer the Owners hereby agree and undertake to convey transfer assign and assure undivided proportionate impartible share of the land of the said Premises appertaining to the Flats/Apartments and other constructed areas of the said Housing complex allocated to the Developer in favour of the Developer or its nominee or nominees and the Owners shall execute and register the Deed or Deeds of Conveyance of undivided proportionate impartible share of the land of the said Premises appertaining to the constructed areas of the said Housing complex allocated to the Developer or its nominee or nominees at the costs and expenses of the Developer.

5. That the Owners shall transfer by way of sale its allocated constructed areas of the said Housing Complex together with undivided proportionate impartible share of the land of the said premises appertaining thereto and the Developer shall join as a confirming party in the Deed or Deeds of Conveyances to be executed and registered by the Owners in respect of the constructed areas of the said Housing Complex forming part of



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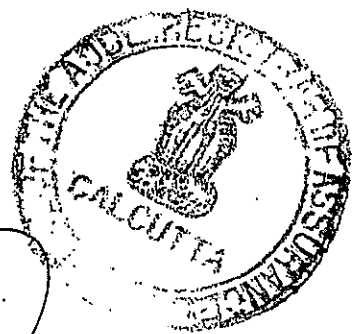
said Housing Complex allocated to the Owners unto and in favour of the Owners or their nominee or nominees who shall be intending Purchasers and the Owners shall convey and transfer undivided proportionate impartible share appertaining to its allocated constructed areas of the said Housing Complex.

XV. COMMON EXPENSES & EDC

1. It is agreed and recorded that besides the consideration amount receivable by the Owners and the Developer for sale of flats, under their respective allocation, their respective nominees shall also be liable to pay the Common Maintenance Expenses(CAM) to the Developer or to the Maintenance In Charge as the case may be, for expenses commonly incurred in the Housing Complex more fully described in the Third Schedule hereunder written.

2. It is further agreed and recorded that the nominees of the Owners and Developers Allocation shall also pay extra charges, taxes, Deposits, and the amounts on various accounts with the Developer herein which are more fully described in the Fourth Schedule hereunder written.

XVI. DELAYS



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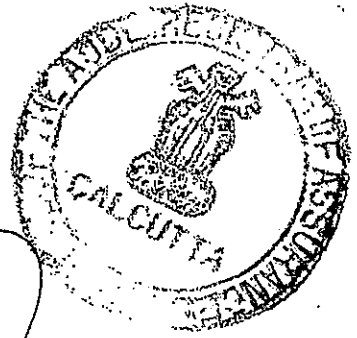


1. That the Developer shall complete the total construction of the said Housing complex at the said Premises within a period of 5 (five) years from the date of sanction of the plan as stated hereinabove.

2. That the Owners shall not do any acts deeds or things in course of construction whereby the Developer shall be prevented and/or disturbed from carrying out construction and completion of the said Housing complex at the said Premises in any manner whatsoever.

3. If any event occurs which is beyond the control of the Developer, including but not limited to fire, flood, explosion, riot, terrorist acts, strike, war, acts of government or any circumstances outside the reasonable control of the Developer which results in delay in carrying out construction of the said Housing Complex as stated in this Agreement then and in such an event time shall be extended to that extent to complete the construction of the said Housing Complex.

4. It has been agreed that in case of delay and/or default on the part of the Developer to complete the construction of the said Housing Complex subject to force majeure within the time and/or completion of the said Housing Complex as agreed hereinabove, then the time for completion of such construction may be extended by maximum of one year and thereafter completion time shall not be further extended.



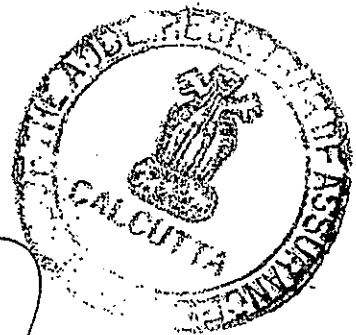
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5. It is agreed and recorded that after completion of five years if the construction is not completed then only in case of Force Majeure additional period of 1(one) year as stated above shall be extended to complete the construction of the said Housing Complex and thereafter the Developer shall pay damages for a sum of Rs.15 lacs per month proportionately depending upon the unconstructed area to the Owners till the completion of the said Housing Complex.

XVII. MARKETING AND SALES

1. The Owners and the Developer shall bear and pay all the costs charges and expenses of whatsoever nature in respect of marketing, advertising and promoting the said Housing complex in the ratio of 42% by the Owners and 58% by the Developer provided however it is made clear that the Owners shall not incur above expenses not more than 1% (one percent) of the sale proceeds of the Owner's allocated areas. The brokerage or commission for sale and transfer of the constructed areas of the said Housing complex shall also be borne and paid proportionately by the Owner and Developer in respect of their respective allocation.

2. It is agreed and recorded that the Owners and Developer and/or their respective intending Purchasers shall be liable to bear and pay works



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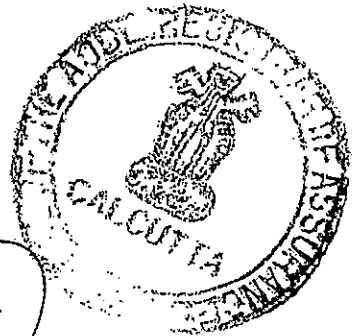
contact, service tax, VAT or any other kind of tax or imposition or burden as may be payable and/or applicable.

XVIII. POWER AND RESTRICTIONS

1. That the Owners shall grant a Power of Attorney in favour of the Developer and/or its nominee or nominees to act on their behalf and to do all acts, deeds or things as may be required to be done by it in terms of this agreement only for the purpose of the development and construction of the said Housing Complex at the said Premises.
2. That during the subsistence of this agreement the Owners shall not let out or lease or mortgage or create any charge of the said Premises or any part thereof.
3. That the Owners hereby appoint the Developer to act as project manager with respect to the Development of the said Housing Complex.

XIX. OBLIGATIONS OF DEVELOPER

1. That the Owners and Developer shall frame a scheme for the management and administration of the said Housing complex to be constructed at the said Premises and all intending purchasers and occupiers



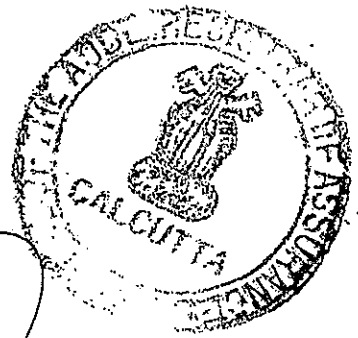
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shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the said Housing complex.

2. That as and when the construction of the Housing Complex or any Phase is completed by the Developer and the same is ready for occupation, the Developer shall give written notice to the Owners or their notified nominees as well as all the intending Purchasers to occupy their respective constructed areas in the said Housing complex and within 30 (thirty) days from the date of the said notice the Owner and Developer and their respective intending Purchasers shall be liable for payment of proportionate maintenance charges and Municipal rates and taxes and duties or any impositions payable in respect thereof.

XX. DRAFTING OF DEEDS & DOCUMENTS

1. That all Agreements for Sale; Deeds of Conveyance and or other Documents which are required to be executed and registered for transfer by way of sale of the constructed areas together with undivided proportionate impartible share of the land appertaining thereto shall be drafted by C.K. Jain & Co., Solicitor and Advocates of 7A, Kiran Sankar Roy Road, Kolkata - 700001 which shall maintain uniformity in respect of the agreements, restrictions, stipulations, covenants, terms and condition for the use and occupation of the Flats/Apartments and other constructed areas of the said Housing complex and the Owners and Developer shall from time to time



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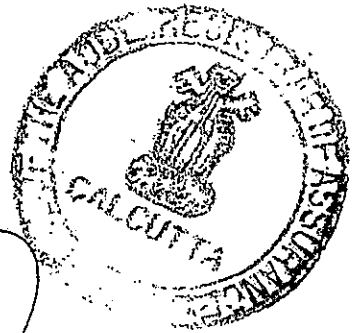
execute and register all such Agreements for Sale, Deeds of Conveyance and other Deeds and documents unto and in favour of intending Purchasers and shall do all other acts deeds and things as may be necessary to implement and to enforce the same and to give full effect to the intention of the parties herein and for perfecting the powers and authorities herein expressly granted.

2. That the Owners and Developer shall not change alter and/or deviate the said uniform Agreement for Sale, Deeds of Conveyance and/or other documents.

#### XXI. SPECIFIC PERFORMANCE

1. In case the Owners fail to execute the Deeds of Conveyance or conveyances in favour of the intending Purchasers of Developer's Allocation in respect of the Flats/Apartments and other constructed areas of the Housing complex then the Developer shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the Owner to the Developer.

2. In case the Developer fails to join and sign as Confirming Party in the Deeds of Conveyance or Conveyances in favour of the intending Purchasers or Owners' Allocation in respect of flats/apartments and other constructed



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areas of the Housing complex then the Owner shall be entitled to file suit for specific performance and all the costs, charges and expenses on account of filing of the suit and damages shall be payable by the Developer to the Owner.

XXII. NAME OF THE HOUSING COMPLEX

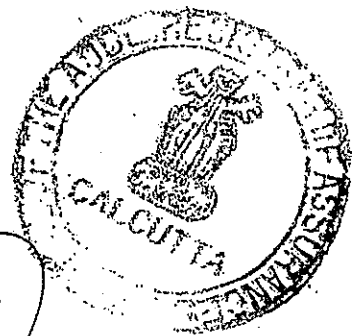
It is agreed and recorded that the said Housing Complex shall be named as may be mutually agreed upon.

XXIII. JOINT DEVELOPMENT

It is agreed and recorded that this agreement will be treated as Joint Development agreement by and between the Owner and the Developer and the Developer shall have right to develop the said Premises on the terms as envisaged herein.

XXIV. INDEMNITY

1. That the Owners shall keep the Developer indemnified against all liabilities of the said Premises and the Developer shall keep the Owners indemnified against damages that may arise in course of construction and completion of the said Housing complex at the said Premises.



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2. The Developer will enforce the defects claims and demands against contractor or sub-contractor as the case may be within appropriate time and will hold proceeds of such claims.

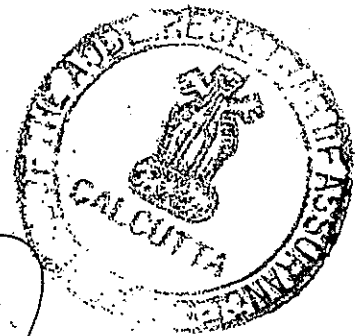
3. It is agreed and recorded that Owners and the Developer shall mutually indemnify and keep indemnified each other against all actions suits losses, claims, damages, costs, charges, expenses that will be incurred or suffered by the Owner and Developer on account of or arising out of any breach of any of these terms or any law rules or regulations or otherwise howsoever.

#### XXV. ARBITRATION AND GOVERNING LAW

All disputes and differences between the parties arising out of this agreement shall be referred to the arbitration of Mr. C. K. Jain in the exclusive jurisdiction of the Hon'ble High Court at Calcutta in accordance with the provisions of Arbitration and Conciliation Act 1996 together with modification thereof for the time being in force whose decision shall be final and binding on all the parties provided the same are not amicably settled.

#### XXVI. WAIVERS

No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any



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other section of this Agreement or operate as a waiver of any future default, whether like or different in character.

XXVII. MODIFICATION

This Agreement may be modified only by a written document signed by both the parties. A purported oral modification shall not be effective.

XXVIII. SEVERABILITY

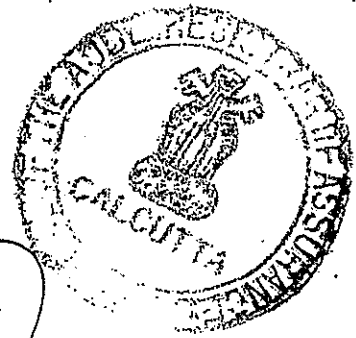
The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of them shall not affect or impair the validity or enforceability of the remainder.

XXIX. ASSIGNMENT

The Agreement to which these terms and conditions relate and the rights and obligations hereunder may not be assigned or transferred by either party without the prior written consent of the other party and any such attempted assignment or transfer shall be void.

XXX. HEADINGS

Paragraph headings are for the purpose of convenience and identification only and shall not be used to interpret or construe this Agreement.



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THE FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)

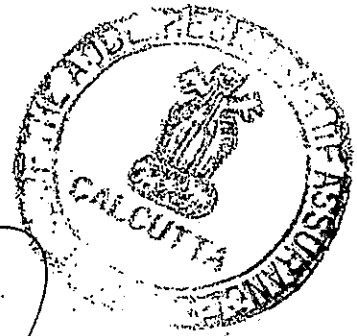
ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behala, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khalian Nos. 566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24 Parganas and butted and bounded in the manner following, that is to say:

ON THE NORTH : Kanchan Apartment  
36/B/4, Chanditalla Main Road, Kolkata-700053;

ON THE SOUTH : Partly Chanditalla Main Road and  
A K Enterprise, 23, Chanditalla Main Road, Kol-53;

ON THE EAST : Sarada Pally Basti ;

ON THE WEST : Chanditalla Main Road ;



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THE SECOND SCHEDULE ABOVE REFERRED TO :

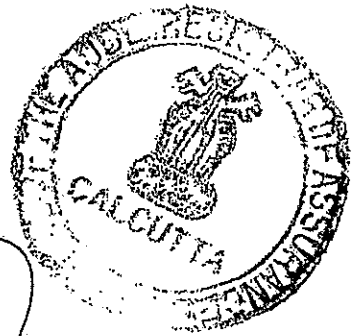
(COMMON AREAS, FACILITIES AND AMENITIES)

- AC Community Hall with lawn
- AC Indoor Games Room having TT, Carom, Board Games and Pool Table
- Well equipped AC Gymnasium
- Swimming Pool
- AC Home Theatre
- Indoor Toddlers Zone
- Landscaped Garden with Adda Zone
- Outdoor Children's Play Area
- Common Multipurpose Roof in Each Block
- Modern Fire Fighting System
- Common Toilet for domestic help
- Central Garbage Collection System
- 24-Hours Security Systems
- Visitors Car Parking
- 24 Hours Power Backup
- 24 Hours Filtered Water Supply
- Facility Management Service office with storage area
- Cable Line
- Intercorn Facility

THE THIRD SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSES)

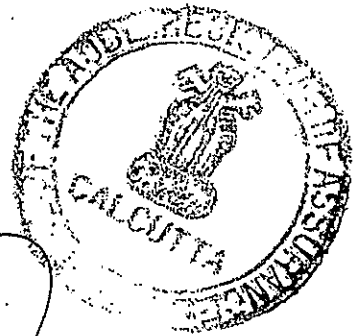
1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in



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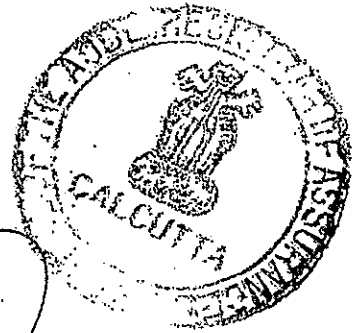
good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.

2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.



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10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex and providing such additional apparatus as the builder may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.



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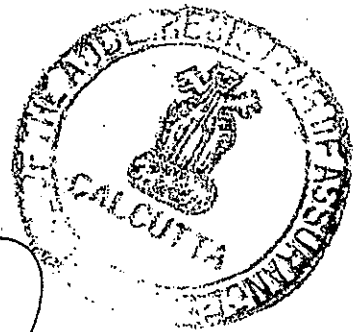


18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Builder may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Management Company/Association it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Holding Organisation (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
24. Any other expense for common purpose.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(DEPOSITS/EXTRA CHARGES/TAXES)

- Special Amenities/Facilities: provision of any special amenities/facilities in the common portions including Club Facilities and Development charges etc.



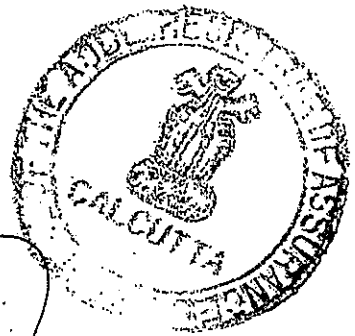
ADDITIONAL REGISTRAR  
OF ASSURANCES  
KOLKATA  
=7 JUL 2015

- Upgradation of fixtures and fittings: improved specifications of construction of the said complex over and above the Specifications described.
- Sinking Fund:
- Transformer and allied installation: Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Diesel Generator Charges.
- Legal Charges.
- Taxes: deposits towards Municipal rates and taxes, etc.  
Stamp Duty, Registration Fees, Service Tax and any other tax and imposition levied by the State Government, Central Government or any other authority.
- Common Expenses/Maintenance Charges/Deposits : proportionate share of the common expenses/maintenance charges as may be levied.
- Formation of Association/Holding Organization
- Electricity Meter : Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- Internal Layout Change: any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(SPECIFICATIONS):

- RCC Framed Structure
- Doors :-
  - Decorative Main Door
  - Other doors – Flush doors
- Windows - Anodized/Powder Coated Aluminum with clear glazing.



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➤ Flooring -

- Vitrified Tiles Flooring in Living & Dining Area
- Bedrooms - Vitrified Tiles Flooring of 2 x 2 ft

➤ Electricals-

- Concealed Wiring with modular switches of reputed make. Provision for telephone, television points.

➤ Kitchen -

- Flooring - Anti Skid Vitrified Tiles
- Electrical - Concealed Wiring with modular switches of reputed make.
- Counter - Granite Slab with a stainless steel sink with drain board, Wall tiles up to 2 ft height on all around wall over granite counter.
- Water Filter Point, Geyser Points, Exhaust Fan Point, Chimney Point
- Provision for Outlets for Exhaust Fan and Chimney.

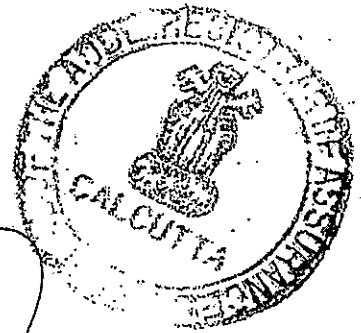
➤ Toilet -

- Flooring- Anti Skid Vitrified Tiles.
- Granite Basin Counter in master bedroom only.
- Wall- Dado in ceramic tiles up to door height.
- Sanitary ware of Hindware / Parry ware or equivalent brand.
- Sleek C P Fittings from Jaquar or equivalent make
- Electrical- Concealed Wiring with modular switches of reputed make, provision for light, geyser and exhaust points.

➤ Internal Walls - POP Finish.

➤ Lifts- Automatic, High Speed elevators of reputed make.

➤ Outdoor Finish - Partly clad in Stone looks and balance in Paint



ADDITIONAL REGISTRAR  
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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

For SHAH PROJECTS PRIVATE LIMITED

by the OWNERS at Kolkata

Director

In the presence of :

1. Samar Kumar Das,  
7A, Kiran Shankar Roy Road,  
Kolkata - 700 001
2. Anil Sarawagi  
202, Jessor Road  
Chymlake Garden  
KOL - 700089

Nisha Shah  
  
Sarav Shah  
  
Mayank Shah  
  
Sweta Shah

SIGNED SEALED AND DELIVERED

For SRIJAN REALTY (P) LTD.

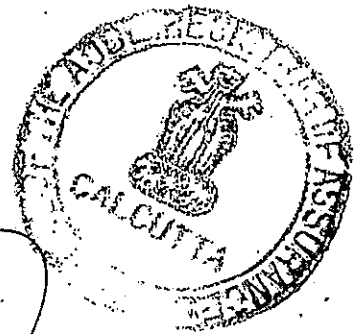
by the DEVELOPER at Kolkata

Director / Authorised Signatory

in the presence of :

1. Samar Kumar Das.
2. Anil Sarawagi  
202, Jessor Road  
Chymlake Garden.  
KOL - 700089

Drafted by  
Pundip Kumar Sarawagi  
Advocate  
7A, K.S. Roy Road  
Kolkata - 700001

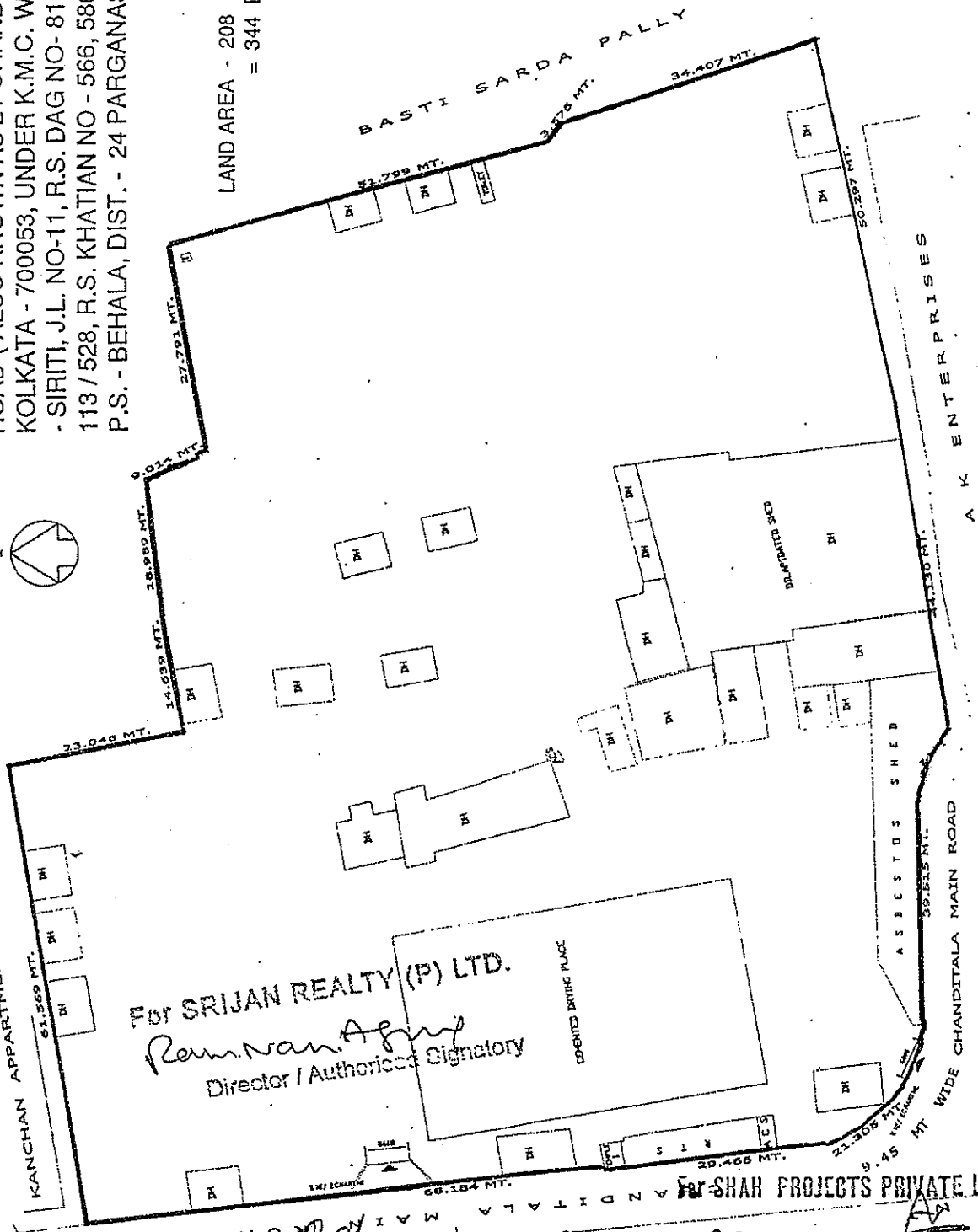
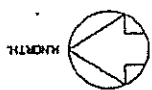


ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
27 JUL 2015



SITE PLAN FOR PREMISES NO - 037, CHANDITALA MAIN ROAD ( ALSO KNOWN AS 21 CHANDITALA MAIN ROAD ), KOLKATA - 700053, UNDER K.M.C. WARD NO - 116, MOUZA - SIRITI, J.L. NO-11, R.S. DAG NO- 81, 82, 114, 81 / 1092, & 113 / 528, R.S. KHATIAN NO - 566, 586, & 344, P.S. - BEHALA, DIST. - 24 PARGANAS ( SOUTH ).

LAND AREA - 208 COTTAH  
= 344 DECIMAL ( More or Less )



A K ENTERPRISES

(NOT TO SCALE)

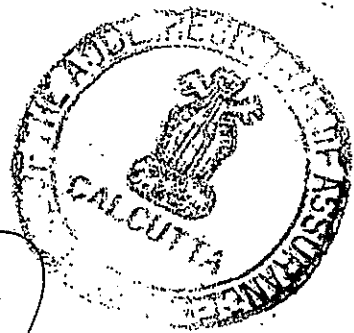
FOR SRIJAN REALTY (P) LTD.  
*Raman Aggarwal*  
Director / Authorized Signatory

SHAH PROJECTS PRIVATE LIMITED

*Mayank Shah*  
*Smeta Shah*  
*Nisha Shah*

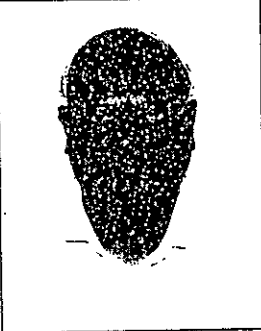



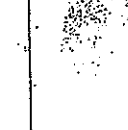
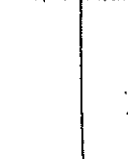

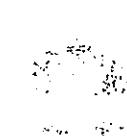


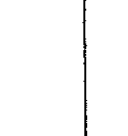
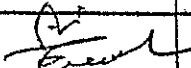


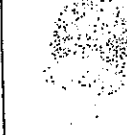

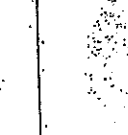








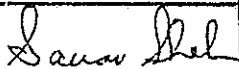

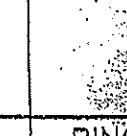
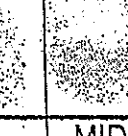


*Sanaul Akbar*  
*Shweta Saha*

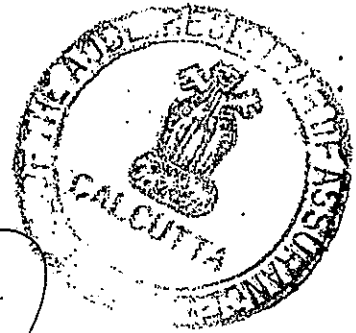
*[Signature]*  
Director



ADDITIONAL REGISTRAR  
OF ASSURANCE WEST BENGAL  
-7 JUL 2018


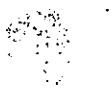



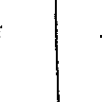
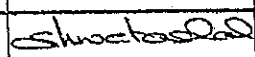
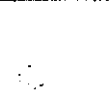
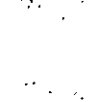

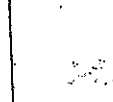






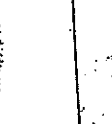
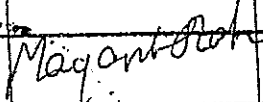







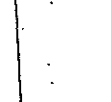



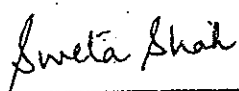
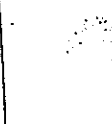

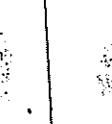
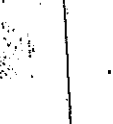

## SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
1						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
						
2		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
3		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB



ADDITIONAL REGISTRAR  
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KOLKATA  
27 JUL 2016


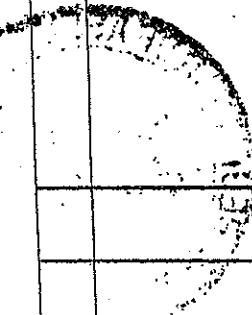
## SPECIMEN FORM FOR TEN FINGER PRINTS

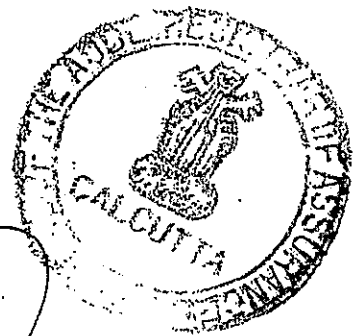
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1						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB
2						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Left Hand)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Right Hand)	MIDDLE (Hand)	FORE	THUMB



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
27 JUL 2015

## SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
1		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
2	<i>Ram Kumar Singh</i>	LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB
		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
3		LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB
		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
		LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB



ADDITIONAL REGISTRAR  
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ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

BLG2688000



নির্বাচকের নাম : মনীষ বাজোরিয়া  
Elector's Name : Manish Bajoria  
পিতার নাম : মাধব প্রসাদ  
Father's Name : Madhav Prasad Bajoria  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : 23/05/1979

*Manish Bajoria*

BLG2688000

ঠিকানা:  
345ra/b08/114a, স্রীজান হেরিটেজ এনক্লেভ, আটঘড়া,  
বাজারহাট গোপালপুর, বাগুয়াটি, উত্তর ২৪ পরগণা-  
700136

Address:  
345RAJ/B08/FL4A, SRIJAN HERITEGE  
ENCLAVE, ATGHARA, RAJARHAT  
GOPALPUR, BAGUIATI, NORTH 24  
PARGANAS- 700136

Date: 06/12/2013

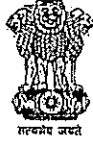
115-মাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

যদিও পরিবর্তন হলে নতুন ঠিকানার ফর্মটিতে মত উল্লেখ করে এই  
সংখ্যার সঙ্গে পরিচয়পত্র পাঠানোর জন্য নির্ধারিত ফর্ম এই  
পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।  
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 card  
with same number.

0630797



ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
=7 JUL 2015



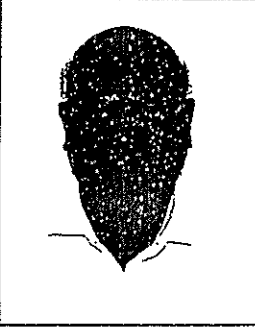


Government of West Bengal

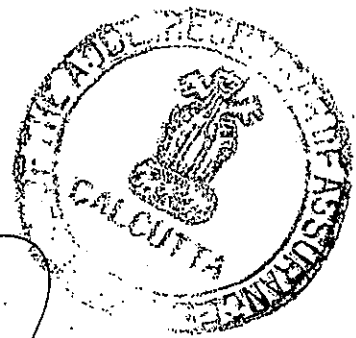
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000425584/2015



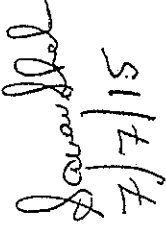


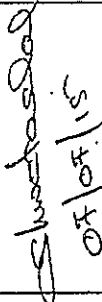


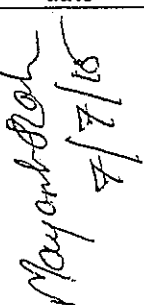
I. Signature of the Person(s) admitting the Execution at Private Residence.

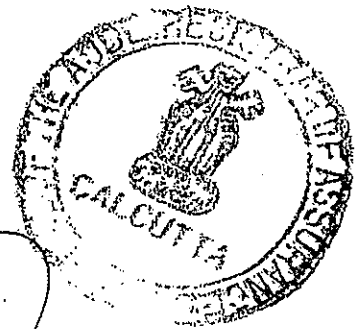
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
PRESENTANT	Mr Rajiv Shah 16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord		5881 	 07/07/15
			2	Smt Nisha Shah 16/8, Mondal Temple Lane, Block- P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord
3	Mr Rajiv Shah 1, Sardar Shankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Represent ative of Land Lord [Shah Projects Pvt. Ltd.]			



ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANY DATA  
=7 JUL 2015


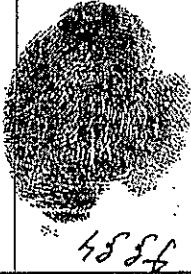
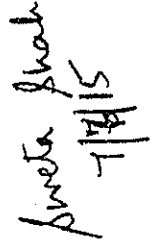


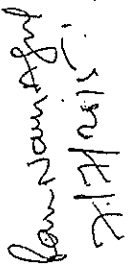
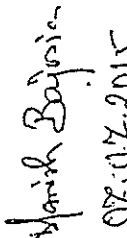
I. Signature of the Person(s) admitting the Execution at Private Residence.

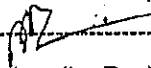
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Saurav Shah 16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord		5553 	 5/7/15
5	Smt Shweta Shah 16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord		5554 	 5/10/15
6	Mr Mayank Shah 16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord		5555 	 5/7/15

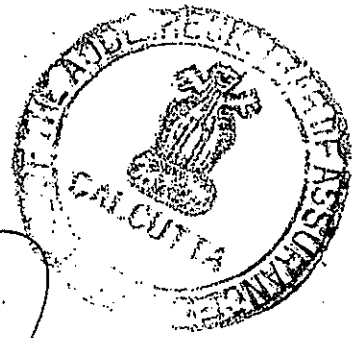


ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
=7 JUL 2015

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
7	Smt Sweta Shah 16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Land Lord		 4556	 Sweta Shah 5/11/15
8	Mr Ram Naresh Agarwal 36/1A, Elgin Road,, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Developer [SRIJAN RELTY PVT. LTD. ]		 4557	 Ram Naresh Agarwal 5/10/15
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Manish Bajoria Son of Late Madhav Prasad Bajoria 345, Rajarhat Main Road, P.S:- Baguihati, P.O:- Baguihati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Mr Rajiv Shah, Smt Nisha Shah, Mr Rajiv Shah, Mr Saurav Shah, Smt Shweta Shah, Mr Mayank Shah, Smt Sweta Shah, Mr Ram Naresh Agarwal		 Manish Bajoria 5/10/2015	

  
 (Dinabandhu Roy)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. - I  
 KOLKATA  
 Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCE  
-7 JUL 2015



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

SC

GRN: 19-201516-001008548-1

Payment Mode: Online Payment

GRN Date: 07/07/2015 14:26:50

Bank: IDBI Bank

BRN: 66972158

BRN Date: 07/07/2015 14:30:14

DEPOSITOR'S DETAILS

Id No. : 19010000425584/1/2015  
[Query No./Query Year]

Name : SRIJAN REALTY PRIVATE LIMITED

Contact No. : Mobile No. : +91 9830056784

E-mail : accounts@srijanrealty.com

Address : 36/1A, ELGIN ROAD, KOLKATA-700020

Applicant Name : Org C K JAIN AND COMPANY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

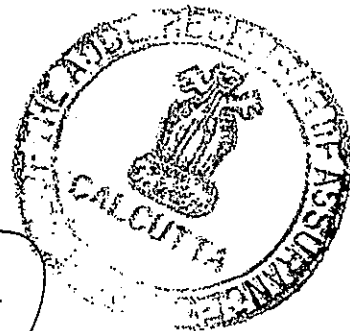
Purpose of payment / Remarks : Sale/Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	19010000425584/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	770094
2	19010000425584/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	74921
Total				845015

In Words : Rupees Eight Lakh Forty Five Thousand Fifteen only

SC



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
-7 JUL 2015

## Seller, Buyer and Property Details

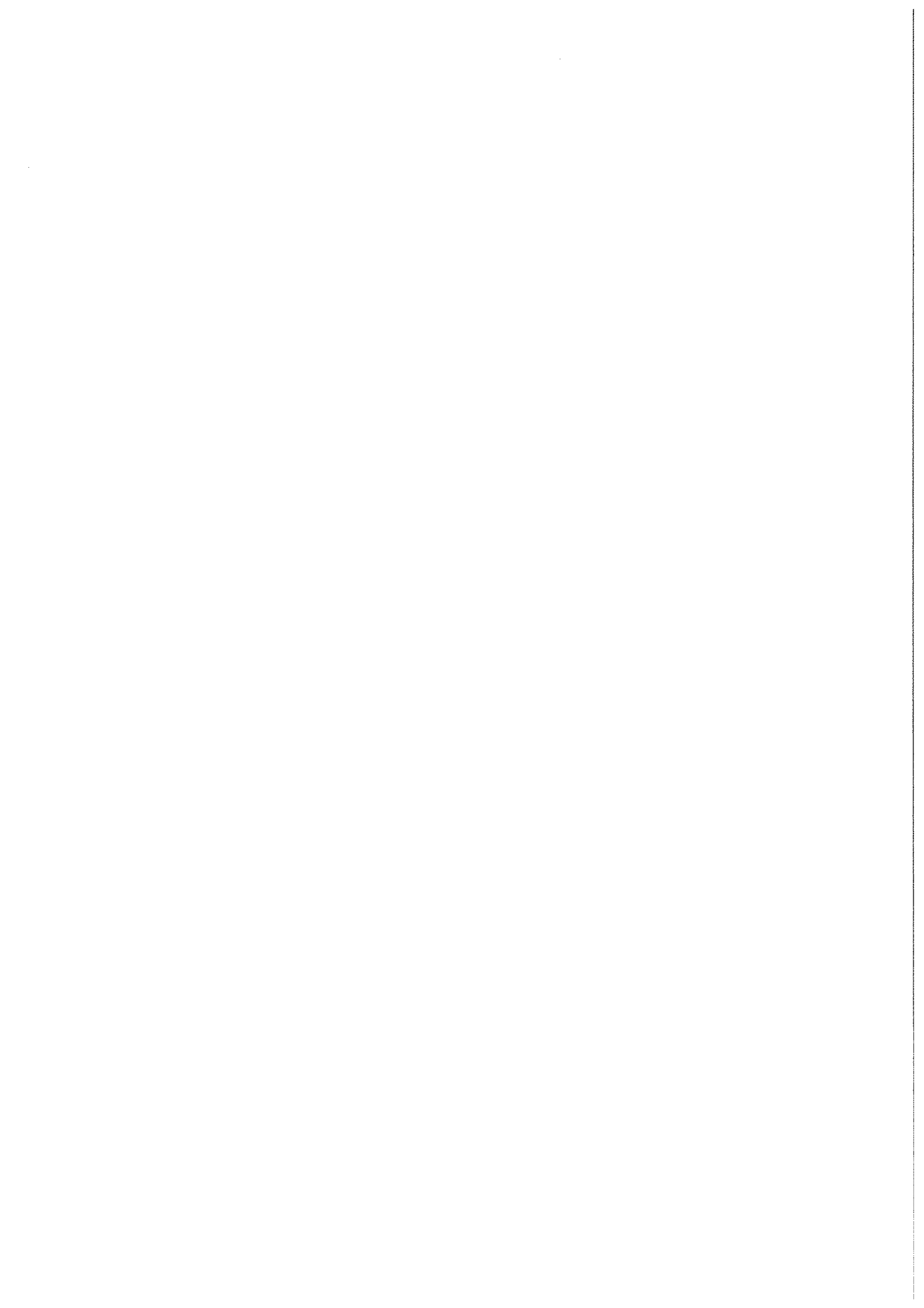
### A. Land Lord & Developer Details

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Rajiv Shah                      Son of Mr Gyarsi Lal Shah                      16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALJPS6781N,  <b>Status : Self</b>                      Date of Execution : 07/07/2015                      Date of Admsslion : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>
2	<p>Smt Nisha Shah                      Wife of Mr Rajiv Shah                      16/8, Mondal Temple Lane, Block- P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS5067K,                      Status : Self                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>
3	<p>Shah Projects Pvt. Ltd.                      1, Sardar Shankar Road,, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026                      PAN No. AABCN2989H,                      Status : Organization                      Represented by ( 1-3 ) representative as given below:-</p>
1-3 (1)	<p>Mr Rajiv Shah                      Son of Mr Gyarsi Lal Shah                      1, Sardar Shankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALJPS6781N,                      Status : Representative                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>



Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature
4	<p>Mr Saurav Shah                      Son of Mr Rajiv Shah                      16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS3643P,                      Status : Self                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>
5	<p>Smt Shweta Shah                      Wife of Mr Saurav Shah                      16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHDPM6429R,                      Status : Self                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>
6	<p>Mr Mayank Shah                      Son of Mr Rajiv Shah                      16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJIPS8151M,                      Status : Self                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence.</p>
7	<p>Smt Sweta Shah                      Wife of Mr Mayank Shah                      16/8, Mondal Temple Lane, Block-P, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053                      Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No..ACZPA9574G,                      Status : Self                      Date of Execution : 07/07/2015                      Date of Admission : 07/07/2015                      Place of Admission of Execution : Pvt. Residence</p>



Development Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>SRIJAN RELTY PVT. LTD.            36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020            PAN No. AAHCS6112K,            Status : Organization            Represented by representative as given below:-</p>
1(1)	<p>Mr Ram Naresh Agarwal            Son of Late Nand Kishore Agarwal            36/1A, Elgin Road,, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPA1903G,            Status : Representative            Date of Execution : 07/07/2015            Date of Admission : 07/07/2015            Place of Admission of Execution : Pvt. Residence</p>

#### B. Identifire Details

Identification Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Manish Bajoria            Son of Late Madhav Prasad Bajoria            345, Rajarhat Main Road, P.S:-            Baguihati, P.O:- Baguihati, P.S:-            Rajarhat, District:-North 24-Parganas,            West Bengal, India, PIN - 700136            Sex: Male, By Caste: Hindu,            Occupation: Business, Citizen of: India,</p>	<p>Mr Rajiv Shah, Smt Nisha Shah,            Mr Rajiv Shah, Mr Saurav Shah,            Smt Shweta Shah, Mr Mayank            Shah, Smt Sweta Shah, Mr Ram            Naresh Agarwal</p>	

#### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



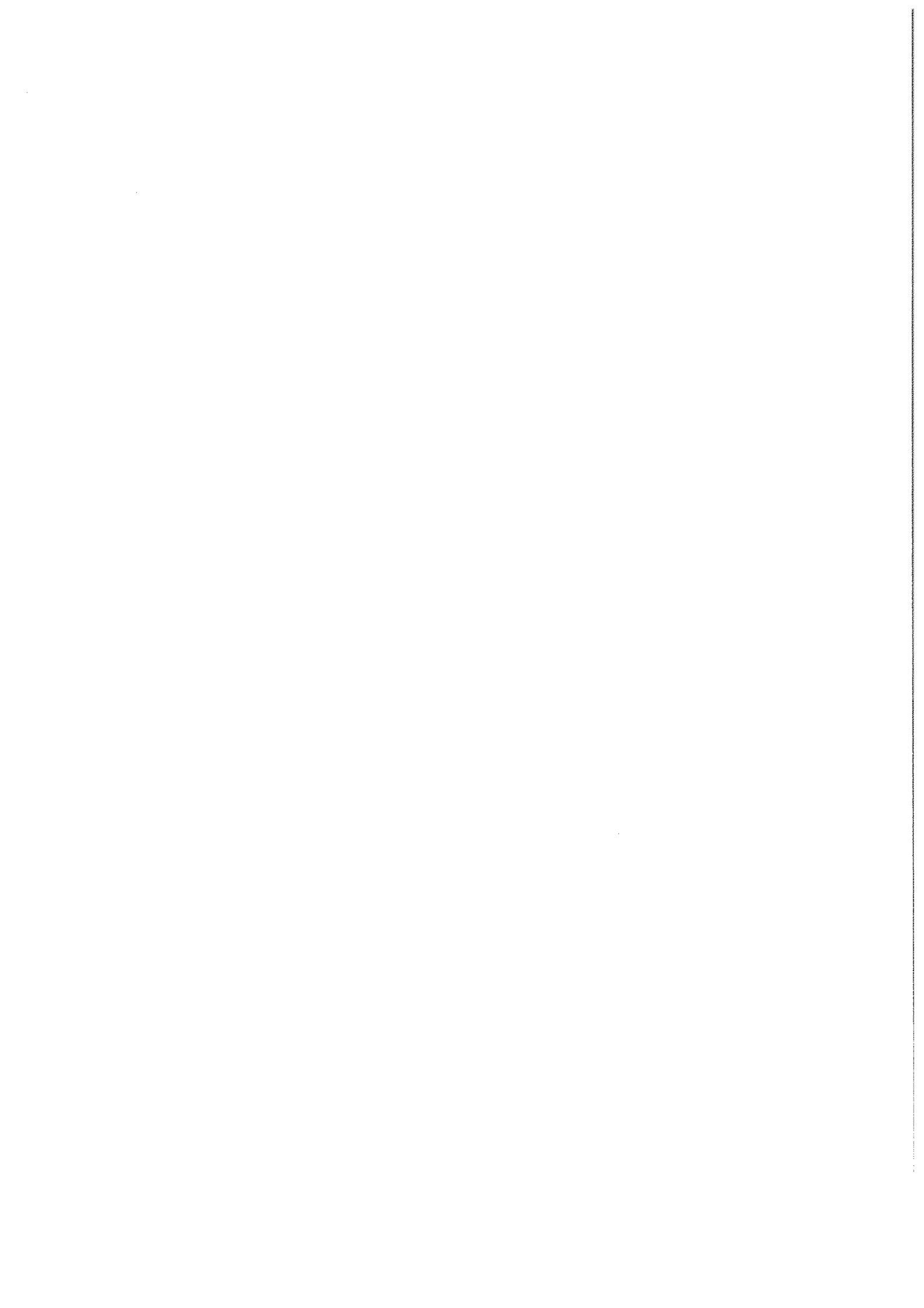


Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Main Road, , Premises No. 37, Ward No: 116		208 Katha	4,00,00,000/-	14,14,40,091/-	Proposed Use: Bastu, Property is on Road Adjacent to Metal Road, Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	27000 Sq Ft.	3,00,00,000/-	14,14,40,091/-	Structure Type: Structure Tenanted,
	Floor 0	27000 Sq Ft.		68,85,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr Mayank Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5
	Mr Rajiv Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5
	Mr Saurav Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5
	Shah Projects Pvt. Ltd.	SRIJAN RELTY PVT. LTD.	85.8	25
	Smt Nisha Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5
	Smt Shweta Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5
	Smt Sweta Shah	SRIJAN RELTY PVT. LTD.	42.9	12.5

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)



Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr Mayank Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5
	Mr Rajiv Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5
	Mr Saurav Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5
	Shah Projects Pvt. Ltd.	SRIJAN RELTY PVT. LTD.	6750 Sq Ft	25
	Smt Nisha Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5
	Smt Shweta Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5
	Smt Sweta Shah	SRIJAN RELTY PVT. LTD.	3375 Sq Ft	12.5

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	C K JAIN AND COMPANY
Address	7A, Kiran Shankar Roy Road,,Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Solicitor firm



Office of the A.R.A. - I KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190105524 / 2015

Query No/Year 19010000425584/2015 Serial no/Year 1901005337 / 2015  
Deed No/Year I - 190105524 / 2015  
Transaction [0110] Sale, Development Agreement or Construction agreement  
Name of Presentant Mr Rajiv Shah Presented At Private Residence  
Date of Execution 07-07-2015 Date of Presentation 07-07-2015

Remarks

On 06/07/2015

Certificate of Market Value (W.B. P.U.V. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,14,40,091/-

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 07/07/2015

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

Presented for registration at 16:33 hrs on : 07/07/2015, at the Private residence by Mr Rajiv Shah , one of the Executants.

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

Execution is admitted on 07/07/2015 by

Mr Rajiv Shah, Son of Mr Gyarsi Lal Shah, 16/8, Mondal Temple Lane, Block-P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by

Smt Nisha Shah, Wife of Mr Rajiv Shah, 16/8, Mondal Temple Lane, Block- P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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



Execution is admitted on 07/07/2015 by

Mr Saurav Shah, Son of Mr Rajiv Shah, 16/8, Mondal Temple Lane, Block-P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business  
Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.:- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by

Smt Shweta Shah, Wife of Mr Saurav Shah, 16/8, Mondal Temple Lane, Block-P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business

Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.:- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by

Mr Mayank Shah, Son of Mr Rajiv Shah, 16/8, Mondal Temple Lane, Block-P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business  
Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.:- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by

Smt Sweta Shah, Wife of Mr Mayank Shah, 16/8, Mondal Temple Lane, Block-P, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business

Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.:- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by

Mr Rajiv Shah, , Shah Projects Pvt. Ltd. , 1, Sardar Shankar Road, , P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026

Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.:- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

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

Execution is admitted on 07/07/2015 by





12 10 6  
Mr Ram Naresh Agarwal, , SRIJAN RELTY PVT. LTD., 36/1A, Elgin Road, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020

Identified by Mr Manish Bajoria, Son of Late Madhav Prasad Bajoria, 345, Rajarhat Main Road, P.S.- Baguihati, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Business

  
(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On: 08/07/2015

Certificate of Admissibility (Rule 48 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,70,094/- ( B = Rs 7,69,989/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,70,094/-

Description of Online Payment

1. Rs 7,70,094/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: IDBI Bank ( IBKL0000012)

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 61480, Purchased on 06/07/2015, Vendor named Sujit Sarkar.

Description of Online Payment

1. Rs 74,921/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: IDBI Bank ( IBKL0000012)

  
(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 36121 to 36185

being No 190105524 for the year 2015.



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2015.07.24 12:53:06 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 24-07-2015 12:53:05 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

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