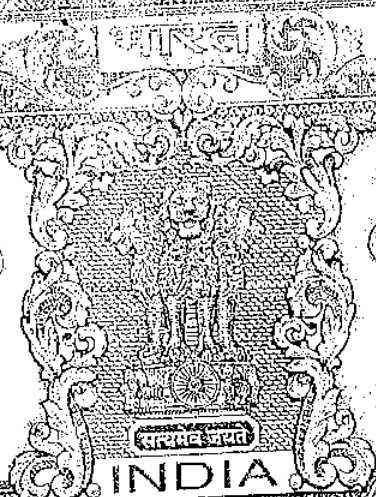


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05435/19

भारतीय गैर न्यायिक

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रुपये
₹. 50



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RUPEES
RS. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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Visd Case No. 1584 dt. 25.05.19

J(1)- 250
J(2)- 100
Total 350
Received on

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

ARA-IV
Kolkata

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

29 MAY 2019

THIS AGREEMENT made this 25th day of May Two Thousand and Nineteen

BETWEEN

1. PARTIES:

1.1 OWNERS:

Raj

KR

Handwritten signatures and initials

Cor. Bannar



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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2.

1.1.1 EVERLINK BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata-700001 having CIN U45400WB2010PTC144231, having PAN AACCE3510C and represented by its Director Raj Kumar Jalan Son of Shankar Lal Jalan residing at 1A Deodar Street P.O-Ballygunge, P.S- Ballygunge, Kolkata-700 019, having PAN ACVPI5422G,

Kolkata - kmd *(D) 9/11*
4/11 *1/11* *Rug* *1/11*
Co. Board *Sellers*

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

GRN: 19-201920-001703554-1

Payment Mode Online Payment

GRN Date: 22/05/2019 19:02:53

Bank : Vijaya Bank

BRN : 25237044

BRN Date: 22/05/2019 19:01:58

DEPOSITOR'S DETAILS

Id No. : 19040000786572/4/2019

[Query No./Query Year]

Name : SALARPURIA SIGNUM COMPLEX LLP

Contact No. :

Mobile No. : +91 9051024241

E-mail : kolkata@salarpuriagroup.biz

Address : 7 CHITTARANJAN AVENUE KOLKATA 700072

Applicant Name : Mr SALARPURIA SIGNUM COMPLEX LLP

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000786572/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	19040000786572/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

75121

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only

- 1.1.2 SALONA REALESTATES PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata-700001 having CIN U45400WB2010PTC155542, having PAN AAPCS0997Q and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072 having PAN ACVFN5167A,
- 1.1.3 SAFFORN PROJECTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155501, having PAN AAPCS0995N and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072 having PAN ACVFN5167A,
- 1.1.4 INDUCT INFRAPROJECT PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC152758, having PAN AACCI4799P and represented by its Director Jaiprakash Madhogaria son of Late Ramavtar Madhogaria residing at 115A, Raja Ram Mohan Roy Sarani, P.O. Krishna Nagar, P.S. New Town, Kolkata-700009 having PAN AFAPM6572Q,
- 1.1.5 ARTH DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155540, having PAN AAJCA0305J and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lal Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.6 INDUCT REALESTATE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163500, having PAN AACCI6266P and represented by its Director Jaiprakash Madhogaria son of Late Ramavtar Madhogaria residing at 115A, Raja Ram Mohan Roy Sarani, P.O. Krishna Nagar, P.S. New Town, Kolkata-700009 having PAN AFAPM6572Q,
- 1.1.7 WELSOME REALESTATE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163504, having PAN AABCW1040N and represented by its Director Saileena Sarkar Daughter of Sudhir

Saileena (written vertically on the left)

 Kink (written above a signature)

 G. (written below a signature)

 SP (written below a signature)

 JF (written below a signature)

 Or ka (written below a signature)

 Ruj (written below a signature)

Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203 having PAN EKQPS5336M,

- 1.1.8 ENDORSE BUILDERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor , Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163498, having PAN AACCE7306A and represented by its director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.9 WELSONE CONSTRUCTION PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor , Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164458, having PAN AABCW1174H and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.10 INCREDIBLE DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor , Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164475, having PAN AACCI6588E and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.11 INTENT BUILDCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164433, having PAN AACCI6591D and represented by its Director Kaustav Hota son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S. Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,
- 1.1.12 IMPROVE REALCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164432, having PAN AACCI6586L and represented by its Director Kaustav Hota son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,
- 1.1.13 INSPIRE DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164476, having PAN AACCI6590C and represented by its Director Kaustav Hota Son of Asit Baran Hota

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residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633 having PAN AEOPH5118Q,

- 1.1.14 ISOLATE INFRAPROJECTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164461, having PAN AACCI6589F and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072 having PAN ACVPM5167A,
- 1.1.15 INVENTION INFRAPROJECTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164462, having PAN AACCI6587M and represented by its Director Kripali Mahto Son of Late Naro Mahto residing at Sapamaran Rajdhanwar, Vill-Sapamaran, P.O-Sapamaran, P.S. Rajdhanwar, Sapamaran, Giridhi, Jharkhand-825412 having PAN BPCPM3464G,
- 1.1.16 WONDER REALCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO, Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164460, having PAN AABCW1176F and represented by its Director Saileena Sarkar Daughter of Sudhir Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203 having PAN EKQPS5336M,
- 1.1.17 WAKEFUL INFRA PROJECTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO, Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165406, having PAN AABCW1223F and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lal Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.18 ISOLATE BUILDCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45200WB2011PTC165409, having PAN AACCI6722J and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072 having PAN ACVPM5167A
- 1.1.19 WELCOME DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164451, having PAN AABCW1177E and represented by its Director Saileena Sarkar Daughter of Sudhir

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Saileena

Dr. Sa. Raj

Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203 having PAN EKQPS5336M,

1.1.20 WEIGHTY BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164456, having PAN AACBW11/5G and represented by its Director Saileena Sarkar Daughter of Sudhir Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203 having PAN EKQPS5336M,

1.1.21 EVERNEW PROPERTIES PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155539, having PAN AACCE5651Q and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotbarh, Medinipur-721633 having PAN AEOPH5118Q,

1.1.22 GOODFAITH DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 3A, N.S.Road, 10th Floor , Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155541, having PAN AAECG0467A and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,

1.1.23 IVORY ENCLAVE PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC170353, having PAN AACCI7759M and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072, having PAN ACVPS5167A,

1.1.24 IVORY COMPLEX PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC170352, having PAN AACCI7763D and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,

1.1.25 INCREDIBLE PROCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor , Room No.10 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167610, having PAN AACCI7134C and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing

Cr. Bazaar

Signature of Saileena
Saileena

Signature of Krishna Murari Kejriwal

at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,

1.1.26 INTENT CONSTRUCTION PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167615, having PAN AACCI7137B and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633 having PAN AEOPH5118Q,

1.1.27 ELECT DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163495, having PAN AACCE7307B and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,

1.1.28 WARP INFRAPROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163501, having PAN AABCW1041P and represented by its Director Saileena Sarkar Daughter of Sudhir Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203, having PAN EKQPS5336M,

1.1.29 ENABLE BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163497, having PAN AACCE7303F and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,

1.1.30 WEIGHTY DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163502, having PAN AABCW1110F and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N

1.1.31 ELASTIC DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163503, having PAN AACCE7304C and represented by its Director Kaustav Hota Son of Asit Baran Hota

Co. Secretary
 Kaustav Hota
 Saileena Sarkar
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residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q

- 1.1.32 EFFORT CONSTRUCTION PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163494, having PAN AACCE7302E and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006 having PAN AUMPK0604N,
- 1.1.33 EVERSINE PROCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163607, having PAN AACCE7488D and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,
- 1.1.34 INDUCT DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169720, having PAN AACCI7624M and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,
- 1.1.35 INDEX BUILDCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169716, having PAN AACCI7623N and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q,
- 1.1.36 ISOLATE PROCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169718, having PAN AACCI7626K and represented by its Director Nihar Ranjan Nayak Son of Kedar Nath Nayak residing at Salarpuria Jajodia Co. 7, C.R. Avenue, P.O-Princep Street, P.S-Bowbazar, Kolkata 700072, having PAN ACVPN5167A,
- 1.1.37 INSIST REALCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169722, having PAN AACCI7627J and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing

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Filed by kmk @ JF JF
Sailors

Dr. R. R.

at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N,

- 1.1.38 IDENTICAL BUILDERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166210, having PAN AACCI6880P and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N,
- 1.1.39 EMINENT DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166213, having PAN AACCE7932N and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q
- 1.1.40 IMMORTAL BUILDERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166214, having PAN AACCI6881N and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S- Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q
- 1.1.41 WISE DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166223, having PAN AABCW1303Q and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N
- 1.1.42 ELFIN BUILDCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167608, having PAN AACCE8207E and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N
- 1.1.43 IMPIETY DEVCON PRIVATE LIMITED** a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167609, having PAN AACCI7136A and represented by its Director Kaustav Hota Son of Asit Baran Hota

C. Banerjee

Pratik Kumar
Sainees

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at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N

- 1.1.50 WOODLAND REALESTATE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165405, having PAN AACBW1222E and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N
- 1.1.51 EARTHY DEALCOM PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166270, having PAN AACCE7936J and represented by its Director Krishna Murari Kejriwal son of Late Kanahiya Lall Kejriwal residing at 53, Vivekananda Road, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, having PAN AUMPK0604N,
- 1.1.52 EMBARK PROCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166209, having PAN AACCE7933P and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q
- 1.1.53 INDEX CONSTRUCTION PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166224, having PAN AACCI6879G and represented by its Director Kaustav Hota Son of Asit Baran Hota residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q
- 1.1.54 WELSOME DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167612, having PAN AACBW1412G and represented by its Director Saileena Sarkar Daughter of Sudhir Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203, having PAN EKQP55336M
- 1.1.55 IMPERIAL PROCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45200WB2011PTC165417, having PAN AACCI6723K and represented by its Director Kaustav Hota Son of Asit Baran Hota

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residing at Vill-Kulapara, P.O-Kotbard, P.S-Chandipur, Kulapara, Kotebarh, Medinipur-721633, having PAN AEOPH5118Q

1.1.56 EVERLINK HOUSING PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2012PTC186046, having PAN AADCE2612E and represented by its Director Gaurav Bansal Son of Hanuman Prasad Bansal residing at Flat-11, 3rd Floor, 30 Sodepur, 1st Lane, Near Sodepur Shani Mandir, P.O-Haridevpur, P.S-Haridevpur, South 24 Parganas-700082 having PAN BDNPB1215K

1.1.57 PANJI GRIHA NIRMAN PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45201WB2001PTC092941, having PAN ACWPA97388 and represented by its Director Gourav Kumar Agarwal Son of Mr. Sitaram Agarwal residing at 176/B, Dharmatalla Road, Salkia, P.O. Salkia, P.S. Malipanchgara, Howrah-711106 having PAN ADKPA7133M

1.1.58 ABHIEERU COMPLEX PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U70102WB2012PTC186154, having PAN AALCA0057F and represented by its Director Saileena Sarkar Daughter of Sudhir Chandra Sarkar residing at 80/C/22 G T Road, West Serampore, P.O-Serampore, P.S-Serampore, Hooghly-712203, having PAN EKQPS5336M

hereinafter referred to as "the **OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office) of the **ONE PART; AND**

1.1 DEVELOPER:

SALARPURIA SIGNUM COMPLEX LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7 Chittaranjan Avenue, Post Office Princep Street, Police Station Bowbazar, Kolkata-700072 having LLPIN: AAB-1566 and PAN: ACFFS8401G represented by its Designated Partner Mr. Apurva Salarpuria son of Late Rakesh Salarpuria by faith - Hindu, by nationality- Indian, working for gain at 5, Chittaranjan Avenue, 1st Floor, P.O. Princep Street; P. S. Bowbazar, Kolkata-700072 having PAN APMPS8294P hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART:**

SECTION-I # DEFINITIONS & INTERPRETATION:

2 DEFINITIONS:

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2.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-

2.1.1 "**Agreed Ratio**" shall mean the ratio of sharing or distribution of Realization between the Owners and the Developer which shall be 15% belonging to the Owners and 85% belonging to the Developer.

2.1.2 "**Appropriate Authorities**" shall mean the Central or State Government or any Department thereof and/or its officers and also all other State Executives Judicial or Quasi Judicial authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or authorities, Poleghat Gram Panchayat, Sonarpur Panchayat Samity, Zilla Parishad, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, other authorities under the West Bengal Land Reforms Act or Estate Acquisition Act or other statute, KMDA, MED, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authority, Authorities under the Real Estate Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi Judicial authorities and forums, Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.

2.1.3 "**Building Complex**" "or **Complex**" shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends shall include the Subject Property.

2.1.4 "**Building Plans**" shall mean the plan for construction of the New Buildings caused to be sanctioned by the Developer vide Memo No. 928/SNS dated 21st December, 2017 by the Sonarpur Panchayat Samity in the names of the Owners and include all modifications and/or alterations as may be made thereto.

2.1.5 "**Common Areas and Installations**" shall according to the context mean and include the areas installations and facilities comprised in and for the New Buildings and/or the Subject Property and/or other parts thereof as mentioned in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer from time to time for use in common with rights to the Developer to modify and/or alter the same and/or to keep any part or parts of the Common Areas and Installations as being meant for use by the specified category of Transferees and/or such other persons as the Developer may deem fit and proper.

2.1.6 "**Common Purposes**" shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex

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and in particular the Common Areas and Installations; rendition of common services in common to the transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.

- 2.1.7 **"Completion of Construction"** in connection with any New Building shall mean that such New Building is constructed and for which Completion Certificate is/are issued by the Architect.
- 2.1.8 **"Developer's Share of Realization"** shall mean 85% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- 2.1.9 **"Extras and Deposits"** shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations as per Clause 9.7 hereto.
- 2.1.10 **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party, which cannot be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non functioning of any existing or new concerned Appropriate Authorities due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.
- 2.1.11 **"New Buildings"** shall mean the several towers/buildings to be constructed from time to time at the Subject Property.
- 2.1.12 **"Owners' Share of Realization"** shall 15% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- 2.1.13 **"Parking Spaces"** shall mean the spaces for parking of cars and/or two wheelers at the Building Complex.
- 2.1.14 **"Pass Through Charges"** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 2.1.15 **"Phases"** shall mean the several phases in which the development of the Building Complex is carried out in pursuance of this agreement.
- 2.1.16 **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other

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Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.

2.1.17 "Real Estate Laws" shall mean the West Bengal Housing Industry Regulation Act, 2017 as amended from time to time and include the applicable rules, regulations and byelaws in respect thereof.

2.1.18 "Specifications" shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., if or at the building complex as per particulars mentioned in the **THIRD SCHEDULE** hereto.

2.1.18 "Subject Property" shall mean immovable property with a land area of 22163.77 Square metre or 5.48 acre more or less in Mouza Bade Hooghly, Police Station Sonarpur, South 24 Parganas fully described in the **FIRST SCHEDULE** hereunder written.

2.1.19 "Transfer" with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.

2.1.20 "Transferable Areas" shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.

2.1.21 "Transferees" shall mean the person/s who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.

2.1.22 "Units" shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held used or occupied by a person and also include any offices or shops, commercial spaces in or portions if so and as may be constructed by the Developer as part of any New Building/s.

2.2 INTERPRETATION:

2.2.1 Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.

2.2.2 Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience only.

2.2.3 Words of any gender are deemed to include those of the other gender;

2.2.4 Words using the singular or plural number also include the plural or singular number, respectively;

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- 2.2.5 The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Articles of this Agreement, as the case may be;
- 2.2.6 Reference to the word "include" shall be construed without limitation;
- 2.2.7 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 2.2.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing.

SECTION-II # RECITALS AND REPRESENTATIONS:

3 RECITALS/REPRESENTATIONS:

3.2 RECITALS:

- 3.2.1 **WHEREAS** the Owners have purchased the Subject Property and each of the Owners are owning areas and/or shares therein as mentioned in Appendix 1 hereto.
- 3.2.2 **AND WHEREAS** the Owners and the Developer have on principal to principal basis agreed that the Developer would develop the Subject Property on mutually agreed terms as contained in a Memorandum of Understanding between them and no economic benefit in the form of supply would occur between the Developer and Owners.
- 3.2.3 **AND WHEREAS** the Developer has caused the Building Plans to be sanctioned and revised vide Memo No. 928/SNS dated 21st December, 2017 by the Sonarpur Panchayat Samity in the name and on behalf of the Owners. As per the said Building Plans there has been sanctioned eight towers/buildings numbered as 1, 2A, 2B, 2C, 2D, 2E, 3A and 3B each containing multiple residential units and there are common amenities and facilities some of which are common to each such building and some which are common to all the buildings and the Complex as a whole.
- 3.2.4 **AND WHEREAS** the parties have on principal to principal basis broadly agreed that the Owners shall provide the land of the Subject Property and allow the same to be developed exclusively by the Developer and the Developer shall at its own costs and expenses construct the Building Complex thereon and Transfer the Transferable Areas therein to intending Transferees and the Realizations received shall be allocated between the Owners and the Developer in the Agreed Ratio. The parties are now desirous of recording into writing the realization share and the detailed terms and conditions agreed between them in connection with the development of the Subject Property and the administration and Transfer of the

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Building Complex and the respective rights and obligations of the parties in respect of the same as hereinafter contained.

3.3 REPRESENTATIONS:

3.3.1 The Owners made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:

- (a) That the Owners are presently the full and absolute Owners of the Subject Property with marketable title and free from Encumbrances created or suffered by the Owners and in khas vacant and peaceful possession thereof. The facts about the Owners deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.
- (b) That the Subject Property has not been attached or is liable to be attached under any decree or order of any Court of Law or due to Income Tax realization or any other Public Demand.
- (c) There is no impediment, obstruction, restriction or prohibition in the Owners entering upon this Agreement and/or in the development and transfer of the Subject Property.
- (d) That the Owners have not entered upon any agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor have otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- (e) That the Owners or their respective predecessors in title have not mortgaged or charged or provided security interest in respect the Subject Property or any part thereof and there is no notice or proceeding for realization or recovery of the dues of the Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or the Bankruptcy & Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal.
- (f) That subject to the terms hereof, there is no difficulty in the compliance of the obligations of the Owner's hereunder.

3.3.2 **REPRESENTATIONS OF DEVELOPER:** The Developer has represented and assured the Owners, inter alia, as follows:-

- (a) The Developer is carrying on business of real estate and has infrastructure, expertise and resources in this field.

On behalf of
(Signature)

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- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (c) Subject to the terms hereof, there is no difficulty in compliance of the obligations of the Developer hereunder.

SECTION-III # WITNESSETH:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

4 DEVELOPMENT AND CONSTRUCTION:

4.1 In the premises aforesaid:-

4.1.1 The Owners have agreed that the Developer shall have exclusive rights and authority to develop a Building Complex at the Subject Property and to Transfer the Transferable Areas and administer the Common Purposes (upto a specified time) and the Developer has agreed to accept the same; and

4.1.2 the Developer has agreed to carry out the planning and implementation of the Building Complex and to invest or cause investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Building Complex; and to Transfer the Transferable Areas at the Building Complex; and to be entitled to the Developer's Share of Realization and other sums as hereinstated in consideration thereof; and

4.1.3 the Owners have agreed to Transfer to the Transferees, the proportionate undivided share in the land attributable to Units and other constructed areas upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property; and to be entitled to the Owners' Share of Realization in consideration thereof;

4.1.4 the Owners and the Developer have agreed to act on principal to principal basis in respect of their roles, rights and obligations;

all on the terms and conditions hereinafter contained.

4.2 In pursuance of this agreement, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property and (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer' Share of Realization, (d) entirety of the Extras and Deposits and (e) all other properties benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder; And the Owners shall be entitled (a) to the

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5.4.1 All original Title Deeds relating to the Subject Property exclusively shall be delivered by the Owners to the Developer simultaneously with the execution hereof.

5.4.2 The Developer shall be entitled from time to time and at all times to produce, give copies and extracts of and from the said original Title Deeds before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/transferees in the Building Complex and financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.

5.4.3 The Developer may produce or deliver the original Title Deeds to Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.

5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.

6 PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:

6.1 **PLANNING:** The planning and layout for the development of the Subject Property has been and shall continue to be done by the Developer. Such planning shall include the design, concept and layout of the Building Complex including the New Buildings and also of landscaping, plantation, walkways, driveways, etc., at the Subject Property and the nature of buildings (including Green building), provision for implementation of the Club with sporting/entertainment/recreation/health centre and the different phases of implementation of the development.

6.2 **DEVELOPMENT IN PHASES:** The Developer shall be free to plan, commence and continue the construction and development of the Subject Property or any part thereof in one or multiple phases. Any phase may comprise of one or more New Building/s with part of the Common Areas and Installations and part of the land may be identified for use in each phase for convenience purpose.

6.3 **SURVEY AND SOIL TESTING:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works in respect of the Subject Property.

6.4 **MODIFICATIONS:** The Developer shall in consultation with the Owners' Named Representative be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.

7 CONSTRUCTION OF THE BUILDING COMPLEX:

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- 7.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings at the Subject Property.
- 7.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings in a good and workman like manner with good quality of materials and the Specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The construction shall be done by the Developer in compliance of the legal requirements.
- 7.3 **COMPLETION CERTIFICATE:** The Developer shall obtain necessary completion certificates in respect of the New Buildings from the Architect for the building complex project. Such Completion Certificate may be obtained by the Developer on phase-wise or building wise and partially. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.
- 7.4 **MANAGEMENT AND CONTROL:** The Developer shall have exclusive and unobstructed right to administer the development of the Building Complex. The Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Complex at the Developer's cost.
- 7.5 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex shall be such person as may be selected and appointed by the Developer in its sole discretion. All persons employed by the Developer for the purpose of construction such as architects, engineers, contractors, labourers, care-takers, security personnels, consultants, etc., shall be the persons under the appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc. or their acts in any manner whatsoever and shall have no responsibility towards the architect and/or contractors labourers caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be of the Developer and the Owners shall be kept protected and harmless against any action, if taken against the Owners for non compliance or violation of the said requirements.
- 7.6 **UTILITIES:** The Developer shall be entitled to use the existing as well as to apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all the concerned Appropriate Authorities.
- 7.7 **COMMON AREAS AND INSTALLATIONS:** The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a)

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any individual New Building, (b) any phase and/or (c) different category of Transferees and/or use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall as it deems fit and proper be entitled to:-

- 7.7.1 Erect, install and/or operationalize the Common Areas and Installations within the phases and across the phases and gradually;
- 7.7.2 Allow or permit only provisional and/or partial use of any of the Common Areas and Installations until Completion of Construction of the Building Complex or until earlier time as the Developer may deem fit and proper;
- 7.7.3 Erect and/or operationalize the Club area containing sporting/entertainment/recreation/health centre, if any and to the extent planned, during any one or more phases including last phase;
- 7.7.4 Change the location, dimension, capacity or any other physical or In-built specifications of any Common Areas and Installations in phases and from time to time to erect, install or shift any portion into any new phase or other portions of the Subject Property;
- 7.7.5 Erect temporary or permanent boundary between the different phases and to continue/remove the same at any time or upon the completion of the later phase;
- 7.7.6 Impose restrictions and conditions for the use of the Common Areas and Installations including the Club;
- 7.7.7 Charge, demand, receive or realize any Extras or Deposits in connection with any Common Areas and Installations;
- 7.7.8 provide for separate entrances for different areas and provide and provide for segregation of Common Areas and Installations for different spaces/Transferees.
- 7.8 **CALCULATION OF AREAS:** The carpet area shall be as per applicable Real Estate Laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as be determined by the Developer.
- 7.9 **AUTHORITY:** The Owners hereby agree and confirm that the Developer shall have all the authority to carry out the planning and development of the Building Complex.
- 7.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and other approvals required for carrying out the development at the

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Subject Property, including those required from Pollution Control Authority, Fire Service Authorities, Police Authorities, Panchayat Authorities any other Statutory Authorities, at its own costs and expenses.

- 7.11 COMPLIANCES:** The Developer shall not violate any Panchayat or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owners will not be responsible for any latches and/or lapses on the part of the Developer.
- 7.12 TIME FOR CONSTRUCTION:** Subject to the Owners not being in default in compliance of their obligations hereunder and Subject to Force Majeure, the Developer shall complete the construction of each phase of the Building Complex within **54 months** of the grant of registration under the Real Estate Laws for such phase and all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 months beyond the time for construction mentioned above.
- 7.13 COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable for such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 7.13.1** The Developer shall be at liberty to carry out Completion of Construction phase wise and obtain partial Completion Certificates.
- 7.14 ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permisible to be constructed.
- 7.15 COSTS AND EXPENSES:** All costs and expenses for sanctioning or modifications of plans (including fees of the Architects and all fees costs and charges payable for sanction, modification, alteration and/or revision of building plans), all costs of construction and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.

8 TRANSFER:

- 8.1 TRANSFERS BY DEVELOPER:** The Owners have agreed that the Developer shall have exclusive rights and authority to Transfer all Transferable Areas at the Building Complex on the terms and conditions hereinafter contained and to negotiate and settle the price and other terms of transfer with intending Transferees.

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- 8.2 **LAND SHARE SALE:** The Owners agrees to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.
- 8.3 **PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media.
- 8.4 **MARKETING AGENTS:** The Developer in consultation with owners shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.
- 8.5 **BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Unit Purchaser and if necessary to cancel revoke or withdraw any such booking.
- 8.6 **REALIZATIONS & OTHER AMOUNTS:** The Developer shall receive the Realizations including earnest money, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex or any part or share thereof in its own name and shall give receipts for the same which shall fully bind all the parties hereto.
- 8.7 **RATES:** The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from time to time in consultation with the Landowner and the marketing agents appointed for the purpose.
- 8.8 **CUSTOMER DOCUMENTATIONS:** The agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferable areas shall be executed by the Developer and the Owners and the Owners do hereby authorize and empower the Developer to sign execute and/or register the same as constituted attorney of the Owners fully and in all manner with regard thereto and also agree to execute and/or register one or more powers of attorney from time to time in favour of the Developer as may be required or found necessary and such power/s of Attorney shall subsist during the subsistence of this agreement.

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- 8.9 **ADVOCATES:** All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates., Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata-700001.
- 8.10 **MARKETING COSTS:** All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Unit Purchaser or other person relating to the Building Complex shall be payable by the Developer alone.
- 9 **REALIZATION AND DISTRIBUTION:**
- 9.1 **SHARE IN REALIZATIONS:** The Owners shall be entitled to a specific 15% (Fifteen percent) of the Realizations from the Building Complex and the Developer shall be entitled to 85% of the Realizations from the Building Complex.
- 9.2 **PAYMENT TO OWNERS:** The Developer shall pay to the Owners its 15% of the Realizations (excluding Extra and Deposits) from the Building Complex on Annual basis according to Financial Year and the payments for any year shall be made in respect of the total realizations during such year and within 120 days of the close of the concerned year. The Owners have amongst themselves opened a joint bank account in the name of S.S. Associates for deposit of the amounts receivable by the Owners and unless the Owners hereafter notifies to the Developer to the contrary, all amounts receivable by the Owners as Owners' Share of Realization shall be taken in the said name and/or deposited in the said account.
- 9.3 **ERRORS & OMISSIONS:** All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Unit Purchaser and/or any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owners therein shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.
- 9.4 **ACCOUNTS:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The Owners shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in

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10.2 **MAINTENANCE IN-CHARGE:** The Developer shall form Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Building Complex and collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Developer may desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes. Subject to the laws for the time being in force, the entire Building Complex shall be under one Association and the membership of the same shall be taken by the Co-owners on phase-wise basis. It is expressly agreed and understood that so long as the Developer or its nominee be the Maintenance In-charge, the Owners and/or their nominees or transferees shall not hold it liable or responsible for rendering any accounts or explanation of any expenses incurred.

11 **COVENANTS BY THE OWNERS:**

11.1 The Owners do hereby covenant with the Developer as follows:-

11.1.1 The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the obtaining any modification/alteration to the sanctioned Building Plans and for obtaining any approvals required to be obtained by the Developer for commencing or carrying out the Development at the Subject Property.

11.1.2 For all or any of the purposes contained hereinabove and required by the Developer, the Owners shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the Owners.

11.1.3 With effect from the date of execution hereof, the Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

11.1.4 That the Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.

11.1.5 That the Owners shall not cause any interference or hindrance in the modification/addition/alteration of Building Plans in terms hereof, construction and development at the Subject Property by the Developer

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and/or Transfer of the Transferable Areas and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.

11.1.6 That the Owners shall ensure that it shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Developer and all persons deriving right from the Developer fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.

11.1.7 The Owners will bear and pay any tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force on the Owners' Share of Realization.

11.2 COVENANTS BY THE DEVELOPER: The Developer do hereby covenant with the Owners as follows:-

11.2.1 The Developer agree not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners are prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.

11.2.2 The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

11.2.3 The Developer shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Owners but may enter upon joint venture, collaboration, tie-up with any person and also to appoint sub-developer as the Developer may deem fit and proper. However the obligations of the Developer hereunder shall not be affected thereby.

12 FORCE MAJEURE: Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the force majeure and time for performance shall remain suspended during the duration of the force majeure.

13 POWERS OF ATTORNEY:

13.1 The Owners shall with the execution of these presents execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer' nominated persons being namely Mr. Harsh Vardhan Sonthalia and/or Mr. Gautam Chakraborty or such other person as may be nominated from time to

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time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of the revised Building Plans, construction and development of the Subject Property, sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owners in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement.

13.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owners for making or signing of various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.

13.3 The said power or powers of attorney to be so granted by the Owners to the Developer and/or its nominee/s shall form an integral part of this Agreement and the Owners shall not be entitled to modify or alter the same without the prior written consent of the Developer.

14 GENERAL:

14.1 ENTRY: As a purpose incidental to carrying out the development of the Subject Property in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Subject Property shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47)(v) of the Income Tax Act 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owners.

14.2 PROPERTY TAXES AND OUTGOINGS: Till the date of execution hereof all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period hereafter and until Completion of Construction shall be borne and paid by the Developer Provided That upon construction of any phase of development at the Subject Property, all taxes and outgoings shall be borne paid and discharged by the Transferees and for non alienated areas by the parties hereto in the Agreed Ratio.

14.3 GST AND TDS:

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14.3.1 The parties shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as Goods and Service Tax in respect of their respective rights, benefits and obligations under or arising out of this agreement. As for the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same.

14.3.2 Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement.

14.4 REAL ESTATE LAWS: The Developer shall comply with all necessary requirements under the Real Estate Laws and required to be complied with by a developer of a building and the Owners shall co-operate and assist the Developer in respect thereof and shall also comply with all necessary requirements under the Real Estate Laws required to be complied with by a land owner.

14.5 OWNERS' NAMED REPRESENTATIVE: Unless changed by the Owners hereafter in writing, Mr. Raj Kumar Jalan Son of Shankar Lal Jalan residing at 1A Deodar Street P.O-Ballygunge, P.S- Ballygunge, Kolkata-700 019 having PAN ACVPJ5422G shall be the Owners' Representative and shall be and is hereby authorized by the respective Owners to deal with the Developer in all matters involving the Project. The acts of the said Owners' Named Representative in all matters referred to herein shall bind the Owners.

14.6 FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED: Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided or carried out by the Developer in consultation with the Owners, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owners.

14.7 INDEMNITY BY OWNERS: At all times hereafter the Owners hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owners being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owners.

14.8 INDEMNITY BY DEVELOPER: At all times hereafter the Developer hereto shall indemnify and agree to keep the Owners, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owners and arising due to any

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hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

14.17 NAME: The Building Complex shall be known as "Suncrest Estate" or by any other name as be decided by the Developer.

15 DEFAULTS:

15.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.

15.2 The parties will refer to any disputes or differences between them to the Arbitration Tribunal as morefully provided hereinafter and accept and abide by the award made therein.

16 NOTICES: All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

17 ARBITRATION: All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Subject Property or determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force. In connection with the said arbitration, the parties have agreed and declared as follows:

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

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

17.1.3 The parties agree to abide by all their directions and/or awards and not to challenge the same in any manner whatsoever or howsoever.

18 JURISDICTION: Only the Calcutta High Court and those having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to

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1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123, 1124, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1122 and 1121 (formerly R.S. Dag No.1385 recorded in R.S. Khatian No.784 and 786) (19) divided and demarcated portion of L.R. Dag No.1386 (9.5 Sataks more or less out of 11 Satak purchased by the relevant owners and mutated in their names out of total 14 satak in the Dag) recorded in L.R. Khatian Nos. 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121 and 1122 (formerly R.S. Dag No.1386 recorded in R.S. Khatian No.785, 787, 790 and 792) (20) L.R. Dag No.1385/1712 (21 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 (formerly R.S. Dag No.1385/1712 recorded in R.S. Khatian No.788) and (21) L.R. Dag No.1435/1718 (17 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 (formerly R.S. Dag No.1435/1718 recorded in R.S. Khatian No.513) all in Mouza Bade Hooghly, J. L. No. 80, Additional District Sub-Registrar, Sonarpur under Police Station Sonarpur, Poleghat Gram Panchayat in the District of South 24 Parganas, Pin Code 700145 and delineated in the plan annexed hereto being Appendix 2 duly bordered thereon in "RED".

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that Dag Nos. 1370 and 1371 are recorded as 'pukurpaar' and 'pukur' respectively and remaining Dags are all bastu.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

25. Tentative Common Areas and Installations:

25.1. Common Areas & Installations at any New Building:

25.1.1 Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the installation of two lifts at the Designated Block.

25.1.2 Electrical installations with main switch and meter and space required therefore in the Building.

25.1.3 Tube well water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.

25.1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.

25.1.5 Common corridors, lobbies, stairs, stairways landings entrances exits and pathways within each New Building.

25.1.6 Windows/doors/grills and other fittings of the common area of the Properties.

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**THE THIRD SCHEDULE ABOVE REFERRED TO :
SPECIFICATIONS**

**PART A
(SPECIFICATIONS AMENITIES AND FACILITES FOR THE APARTMENT)**

Doors :	Main Doors - Solid Flush Door with Night Latch
	Other Doors - Solid Flush Doors.
	Frame -- Wooden
	Hardware Fittings - Stainless Steel
Windows :	Aluminum / UPVC
Railing :	MS Railing in Balcony
Master Bed Room - Flooring :	Vitrified Tiles.
Master Bed Room - Wall Finish :	POP Finish
Other Bed Rooms - Flooring :	Vitrified Tiles.
Other Bed Rooms - Wall Finish :	Plaster of Paris Finish
Living & Dining Rooms - Flooring :	Vitrified Tiles.
Living & Dining Rooms - Wall Finish :	Plaster of Paris Finish
Kitchenette - Flooring :	Anti-Skid Ceramic Tiles
Kitchenette - Wall Finish :	Dado - Ceramic Tiles Upto 2 FT above Counter, Rest POP.
Kitchen Counter :	Granite Finish
Kitchen Sink :	Stainless Steel Sink
Bathroom Flooring :	Anti-Skid Ceramic Tiles
Bathroom Wall Finish :	Dado - Ceramic Tiles Upto Door Height, Rest POP.
Sanitary Fittings :	Western Style Sanitary ware & CP Fittings
Electrical :	Modular Switches.
CCTV	CCTV Monitoring Round The Clock.
Intercom	Intercom Connection from Security Room to each Flat.

**PART B
(SPECIFICATIONS AMENITIES AND FACILITES FOR THE PROJECT)**

Foundation :	RCC Cast In-situ Bored Piling Work.
Structure :	RCC Framed Structure.
Stair :	Stepping tiles (From Ground Floor To Half Landing of Second Floor) and IPS Flooring (From Second Floor To Roof)
	Blend Of Waterproof Acrylic Based Paint at stair walls.
Lift	Two Passenger Lifts at Each Tower.

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Sanitary Fittings :	Western Style Sanitary Fittings & CP Fittings
Electrical :	Modular Switches.
Water Source	Water will be provided from Borewell.
Fire & Safety	Fire Detection & Protection System as per WBVES recommendation.
Emergency Evacuation Services	Alternate Stair & Fire Refuse Platform as per WBVES rules & norms.
Renewable Energy	Renewable Energy by providing Solar PV Plant at Roof as per norms.
Banquet Hall	Community Hall with attached Lawn at Podium Level
Swimming Pool	Outdoor Swimming Pool with kids pool with Deck.
Gymnasium	Gymnasium with modern equipments
Toddlers Room	Indoor toddlers room
AV room	Air-conditioned AV room
Guest Room	Air-conditioned guest room
Barbeque area	Barbeque area at Podium Level
Half basketball court	Half Basketball court at Podium Level
Badminton court	Badminton court at the podium level
Coffee shop cum library	Coffee shop cum library at Podium Level
Kids' play Area	Outdoor kids play area at both Podium and ground level.
Indoor games room	indoor games room
Provision - DG Set	24 X 7 Power Back Up In Common Areas. Limited power back up in each Flat
Staff / Servant Toilets	Toilets For Staff/Servant Use At Ground Floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

EXTRAS AND DEPOSITS

26. EXTRAS shall include:

- (i) Additions or alterations made in the flat at the instance of the buyers'

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- (ii) Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
- (iii) Any EDC/IDC charges payable to any government authority or any local body etc.
- (iv) All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
- (v) Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Complex.
- (vi) All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Complex.
- (vii) Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Subject Property or the Buildings or the Units or on their Transfer or construction partially or wholly, as the case may be.
- (viii) Cost of formation of Association/service maintenance company/society.
- (ix) DEPOSITS (which shall be interest free) shall include Deposit on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)

1. Re : R.S. and L.R. Dag No. 1326 – Total Area in Dag - 0.24 acre, Subject Area – 0.24 acre or 24 Satak ("Dag 1326 Property"):

1.1 By a Deed of Gift dated 23rd February 1973 and registered with the Sub Registrar, Baruipur in Book I Volume No. 14 Pages 160 to 167 Being No.968 for the year 1973 one Panchu Gopal Ghosh conveyed and transferred by way of gift unto and to his son Ranjit Kumar Ghosh a portion admeasuring 15 Satak more or less out of the Dag 1326 Property absolutely and forever.

1.2 By the two following Sale Deeds both dated 17th October 2012 and registered with the Additional Registrar of Assurances –I, Kolkata, the said Ranjit Kumar

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Ghosh, for the consideration therein mentioned, sold conveyed and transferred the said 15 Sataks out of Dag 1326 Property as follows:-

- a. By Sale Deed registered in Book I Volume No.20 Pages 7569 to 7582 Being No.9774 for the year 2012 portion admeasuring 6 Satak more or less out of the Dag 1326 Property was conveyed to Panji Griha Nirman Private Limited absolutely and forever.
 - b. By Sale Deed registered in Book I Volume No.20 Pages 7539 to 7553 Being No.9772 for the year 2012 portion ad measuring 9 Satak more or less out of the Dag 1326 Property was conveyed to Abhieeru Complex Private Limited absolutely and forever
- 1.3 By a Sale Deed dated 21st January 2013 and registered with the Additional Registrar of Assurances –I, Kolkata in Book I Volume No.3 Pages 245 to 261 Being No.00531 for the year 2013 one Jobeda Bibi and Bablu Sheikh for the consideration therein mentioned sold conveyed and transferred unto and to Everlink Housing Private Limited another portion admeasuring 9 Satak out of the Dag 1326 Property absolutely and forever.
 - 1.4 The names of the Everlink Housing Private Limited, Panji Griha Nirman Private Limited and Abhieeru Complex Private Limited are recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 (hereinafter referred to the "said Act of 1955") under L.R. Khatian Nos. 1226, 1227 and 1228 in respect of the respective owned portions of the said Dag 1326 property.

2. Re : R.S. and L.R. Dag No. 1327 – Total Area in Dag - 0.25 acre, Subject Area – 0.25 acre or 25 Satak ("Dag 1327 Property"):

- 2.1 By a Sale Deed dated 28th January 1981 and registered with the Sub Registrar, Sonarpur in Book I Volume No.8 Pages 162 to 165 Being No.271 for the year 1981 one Hari Charan Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Mohamed Kena Gazi, the Dag 1327 Property absolutely and forever.
- 2.2 By a Sale Deed dated 5th September 1996 and registered with the Additonal District Sub Registrar, Sonarpur in Book I Volume No.96 Pages 72 to 79 Being No.6238 for the year 1996 the said Mahammad Kena Gazi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Zahid Khan the Dag 1327 Property absolutely and forever.
- 2.3 By a Sale Deed dated 4th August 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No.20 Pages 3165 to 3178 Belng No.06091 for the year 2011 the said Zahid Khan for the consideration therein mentioned sold conveyed and transferred unto and to Endrose Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited, Induct Infraproject Private Limited, Safforn Projects

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Private Limited, Salona Realestates Private Limited and Everlink Builders Private Limited, the Dag 1327 Property absolutely and forever.

- 2.6 The names of the said Endrose Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited, Everlink Builders Private Limited, Arth Devcon Private Limited and Induct Infraproject Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 respectively in respect of the said Dag 1327 property.

3. Re : R.S. and L.R. Dag No. 1328 – Total Area in Dag - 0.53 acre, Subject Area – 0.53 acre or 53 Satak ("Dag 1328Property"):

- 3.1 One Amulya Charan Ghosh, Charu Chandra Ghosh and Jamuna Bala Ghosh were the owners of the Dag 1328 Property.
- 3.2 By a Sale Deed dated 4th December 1964 and registered with the Sub Registrar, Baruipur in Book I Volume No.141 Pages 1 to 4 Being No.10528 for the year 1964 the said Jamuna Bala Dasi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Noor Mohammed Gazi, one third undivided share of and in the Dag 1328 property absolutely and forever.
- 3.2 By a Sale Deed dated 2nd March 1972 and registered with the Sub Registrar, Sonarpur in Book i Volume No.13 Pages 160 to 162 Being No.594 for the year 1972 the said Noor Mohamed Gazi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Pradyut Kumar Ghosh and Bikash Ghosh, one third undivided share of and in the Dag 1328 property absolutely and forever.
- 3.3 By a Sale Deed dated 11th October 1972 and registered with the Sub Registrar, Sonarpur in Book I Volume No.45 Pages 298 to 300 Being No.3444 for the year 1972 the said Charu Chandra Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Pradyut Kumar Ghosh and Bikash Ghosh, one third undivided share of and in the Dag 1328 Property absolutely and forever.
- 3.4 The said Amulya Charan Ghosh; a Hindu, died intestate leaving him surviving his wife Radharani Ghosh, two sons namely Ratan Ghosh and Madan Ghosh and two daughters namely Gitarani Ghosh and Riktarani Ghosh as his only heirs and representatives who all five upon his death inherited and became entitled to his one-third share in the Dag 1328 property.
- 3.5 By a Sale Deed dated 17th October 1974 and registered with the Sub Registrar, Sonarpur in Book I Volume No.66 Pages 291 to 294 Being No.4352 for the year 1974 the said Radharani Ghosh, Ratan Ghosh, Madan Ghosh, Gitarani Ghosh and Riktarani Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Pradyut Kumar Ghosh and Bikash Ghosh their one third share in the Dag 1328 property absolutely and forever.

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- 3.6 The said Pradyut Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 11th April 1995 leaving him surviving his wife Tara Ghosh and two sons namely Abhijit Ghosh and Surajit Ghosh as his only heirs and legal representatives who all three upon his death inherited and became entitled to his one-half share in the said Dag 1328 property absolutely.
- 3.7 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas in Book I Volume No.20 Pages 2375 to 2389 Being No.06041 for the year 2011 the said Tara Ghosh, Abhijit Ghosh and Surajit Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to Weighty Builders Private Limited, Welcome Devcon Private Limited, Isolate Buildcon Private Limited and Wakeful Infra Projects Private Limited their one half undivided share in the Dag 1328 Property absolutely and forever.
- 3.8 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas in Book I Volume No.20 Pages 2320 to 2334 Being No.06037 for the year 2011 the said Bikash Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to Invention Infracprojects Private Limited, Isolate Infracprojects Private Limited, Wonder Realcon Private Limited, Inspire Devcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited, Welsome Construction Private Limited, his one half undivided share in the Dag 1328 Property absolutely and forever.
- 3.9 The names of the said Weighty Builders Private Limited, Welcome Devcon Private Limited, Isolate Buildcon Private Limited, Wakeful Infra Projects Private Limited, Invention Infracprojects Private Limited, Isolate Infracprojects Private Limited, Wonder Realcon Private Limited, Inspire Devcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited, Welsome Construction Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1103, 1102, 1101, 1100, 1088, 1087, 1089, 1086, 1085, 1084, 1083 and 1082 respectively in respect of the said Dag 1328 property.
- 3.10 By an Indenture of Conveyance dated 6th June 2016 and registered with the Additional District Sub Registrar, Sonarpur South 24 Parganas in Book I Volume No. 1608-2016 Pages 73979 to 73993 Being No.160803048 for the year 2016 one Manoka Das claiming to be another daughter of the said Amulya Charan Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Abdullah Gazi her entire undivided share or interest of and in the Dag 1328 Property absolutely and forever.
- 3.11 By an Indenture of Conveyance dated 14th March 2019 and registered with the Additional Registrar of Assurances III, Kolkata in Book I Volume No. 1903-2019 Pages 44974 to 45020 Being No. 1900300997 for the year 2019 the said Abdullah Gazi, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Welsome Construction Private Limited, Incredible Devcon

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Private Limited, Intent Buildcon Private Limited, Improve Realcon Private Limited, Inspire Devcon Private Limited, Isolate Infra Projects Private Limited, Invention Infra Projects Private Limited, Wonder Realcon Private Limited, Wakeful Infra Projects Private Limited, Isolate Buildcon Private Limited, Welcome Devcon Private Limited and Weighty Builders Private Limited his entire whatever share or interest of and in the Dag 1328 Property absolutely and forever.

4. Re : R.S. and L.R. Dag No. 1329 – Total Area in Dag - 0.29 acre, Subject Area – 0.29 acre or 29 Satak ("Dag 1329 Property"):

- 4.1 By an Indenture of Conveyance dated 6th December 1943 and registered with the Sub Registrar, Baruipur in Book I Volume No.76 Pages 255 to 256 Being No.8040 for the year 1943 one Noor Mohamed Gazi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sushila Bala Dasi the Dag 1329 Property absolutely and forever.
- 4.2 By an Indenture of Conveyance dated 3rd December 1979 and registered with the Sub Registrar, Sonarpur in Book I Volume No.57 Pages 183 to 186 Being No.3972 for the year 1979 the said Sushila Bala Dasi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sadek Ali Sheikh the Dag 1329 Property absolutely and forever.
- 4.3 The said Sadek Ali Sheikh, a Mahomedan, died on 25th May 2008 intestate leaving him surviving his two wives Belati Sheikh and Mamta Sheikh, three daughters from Belati Bibi, his first wife, namely Asma Bibi, Nazma Bibi, Minati Khatun Bibi and three sons and two daughters from Mamta Bibi, his second wife, namely Saluddin Sheikh, Kabuli Sheikh (also known as Bablu Sheikh), Habibur Sheikh Surhiya Begum and Minu Mondal as his only heirs and legal representatives who all ten upon his death inherited and became entitled the said Dag 1329 Property absolutely.
- 4.4 The said Saluddin Sheikh, a Mahomedan, died intestate on 30th July 2010 leaving him surviving his mother, Mamta Sheikh, wife Rahima Bibi, two brothers namely Kabuli Sheikh and Habibur Sheikh and two sisters Surhiya Begum and Minu Mondal as his only heirs and legal representatives who all upon his death inherited and became entitled to his share of and in the Dag 1329 Property absolutely.
- 4.5 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No.20 Pages 2450 to 2470 Being No.06046 for the year 2011, the said Belati Sheikh, Mamta Sheikh, Asma Bibi, Nazma Bibi, Minati Khatun Bibi, Kabuli Sheikh, Habibur Sheikh, Suraiya Begum, Minu Mondal and Rahima Bibi, for the consideration therein mentioned, sold conveyed and transferred unto and to Endorse Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited, Induct Infracore Private Limited, Saffron Projects Private Limited, Salona Realestates Private Limited, Everlink Builders Private Limited, the Dag 1329 Property absolutely and forever.

G. B. Sengupta
 Advocate

Kanku @ H. S. J. S.
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- 4.6 The names of the said Endorse Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited, Induct Infraproject Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited, Everlink Builders Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 respectively in respect of the Dag 1329 property.
- 4.7 It was subsequently detected that the said Salauddin Sheikh also left behind two daughters namely Mehendi Sheikh and Muskaan Sekh both minors at the time of his death. Accordingly, by an Agreement dated 13th September 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No. 24 Pages 1037 to 1052 Being No.7208 for the year 2011 followed by Order dated 26.7.2012 passed by the Court of the District Judge, Alipore in Misc Case No.851 of 2011 thereby permitting the sale as envisaged in the said agreement and then followed by an Indenture of Conveyance dated 18th September 2012 and registered with the District Sub Registrar IV South 24 Parganas in Book I Volume No.25 Pages 543 to 564 Being No.7635 for the year 2012, the said Mehndi Sheikh and Muskan Sheikh for the consideration therein mentioned, inter alia, sold conveyed and transferred unto and to Intent Buildcon Private Limited a portion admeasuring 2.7 Satak out of Dag 1329 Property absolutely and forever.

5. Re : R.S. and L.R. Dag No. 1331 – Total Area in Dag - 0.14 acre, Subject Area – 0.14 acre or 14 Satak ("Dag 1331 Property"):

- 5.1 By an Indenture of Conveyance dated 6th December 1943 and registered with the Sub Registrar, Baruipur in Book I Volume No.76 Pages 255 to 256 Being No.8040 for the year 1943 the said Noor Mohamed Gazi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sushila Bala Dasi the said Dag 1331 Property absolutely and forever.
- 5.2 By a Deed of Gift dated 3rd July 1987 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.33 Pages 80 to 85 Being No.2523 for the year 1987 the said Sushila Bala Dasi conveyed and transferred by way of gift unto and to her son Somnath Ghosh All That Dag 1331 Property absolutely and forever.
- 5.3 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas in Book I CD Volume No.20 Pages 2349 to 2361 Being No.06039 for the year 2011 the said Somnath Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to Endorse Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited, Induct Infraproject Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited, Everlink Builders Private Limited the said Dag 1331 Property absolutely and forever.

- 5.4 The names of the said Endorse Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited,,
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Includt Infracproject Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited and Everlink Builders Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 respectively in respect of the said Dag 1331 Property.

6. Re : R.S. and L.R. Dag No. 1332 – Total Area in Dag - 0.11 acre, Subject Area – 0.11 acre or 11 Satak ("Dag 1332 Property"):

- 6.1 One Amulya Charan Ghosh, Charu Chandra Ghosh and Jamuna Bala Ghosh were the owners of the Dag 1332 Property.
- 6.2 By an Indenture of Conveyance dated 12th December 1962 and registered with the Sub Registrar, Baruipur, in Book I Volume No.123 Pages 114 to 116 Being No.10526 for the year 1962 the said Jamuna Bal Ghosh, for the consideration therein mentioned, sold conveyed unto and to one Charu Chandra Ghosh one third undivided share out of the Dag 1332 Property absolutely and forever.
- 6.2 The said Amulya Charan Ghosh, a Hindu died intestate leaving him surviving his wife Radharani Dasi and two sons Ratan Chandra Ghosh and Madan Chandra Ghosh as his only heirs and representatives who all three upon his death inherited and became entitled to his one-third share in the Dag 1332 Property.
- 6.3 By a Sale Deed dated 24th August 1973 and registered with the Sub Registrar, Sonarpur in Book I Volume No.46 Pages 240 to 243 Being No.3119 for the year 1973 the said Charu Chandra Ghosh, Radharani Ghosh, Ratan Chandra Ghosh and Madan Chandra Ghosh, for the consideration therein mentioned, sold conveyed unto and to one Sadek Ali Sheikh, the Dag 1332 Property absolutely and forever.
- 6.4 The said Sadek Ali Sheikh, a Mahomedan, died intestate on 25th May 2008 leaving him surviving his wives Belati Sheikh and Mamtaz Sheikh, three daughters from Belati Bibi his first wife, namely Asma Bibi, Nazma Bibi, Minati Khatun Bibi and three sons and two daughters from Mamtaz Bibi, his second wife, namely Saluddin Sheikh, Kabul Sheikh, Habibur Sheikh, Surhiya Begum and Minu Mondal as his only heirs and legal representatives who all ten upon his death inherited and became entitled the said-Dag 1332 Property absolutely.
- 6.5 The said Saluddin Sheikh, a Mahomedan, died intestate on 30th July 2010 leaving him surviving his mother, Mamtaz Sheikh, wife Rahima Bibi, two brothers namely Bablu Sheikh and Habibur Sheikh and two sisters Surhiya Begum and Minu Mondal as his only heirs and legal representatives, who all upon his death inherited and became entitled his share of and in the Dag 1332 Property absolutely.
- 6.6 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No.20 Pages 2298 to 2319 Being No.06036 for the year 2011 the said Belati Sheikh, Mamtaz Sheikh, Asma Bibi Mondal, Minati Khatun Bibi, Kabul Sheikh, Habibur Sheikh, Suraiya Begam, Nazma Bibi, Minu Mondal and Rahima Bibi, for the consideration therein

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Belati *Amulya* *Charu* *Jamuna* *Sadek* *Saluddin* *Bablu* *Habibur* *Surhiya* *Minu* *Rahima*

Belati

Amulya

Charu

- 7.4 By an Indenture of Conveyance sated 1st December 1961 and registered with the Sub Registrar, Baruipur, in Book I Volume No.109 Pages 132 to 134 Being No.9359 for the year 1961 the said Anwar Ali Sheik, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sahabuddin Baidya a portion admeasuring 5.5 Satak more or less out of the Dag 1333 Property absolutely and forever.
- 7.5 By an Indenture of Conveyance dated 13th November 1963 and registered with the Sub Registrar, Baruipur in Book I Volume No.134 Pages 260 to 262 Being No.11613 for the year 1963, the said Sahabuddin Baidya, for the consideration therein mentioned, sold conveyed and transferred unto to the said Sundari Bibi All That 5.5 Satak more or less out of the Dag 1333 Property absolutely and forever.
- 7.6 By an Indenture of Conveyance dated 6th October 1967 and registered with the Sub Registrar, Baruipur in Book I Volume No.128 Pages 275 to 277 Being No.10133 for the year 1967 the said Kashem Ali Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Smt. Sati Mukhopadhyay, a portion admeasuring 6 Satak more or less out of the Dag 1333 Property absolutely and forever.
- 7.7 By an Indenture of Conveyance dated 9th November 1968 and registered with the Sub Registrar, Baruipur in Book I Volume No.111 Pages 283 to 285 Being No.10707 for the year 1968 the said Sm. Sati Mukhopadhyay, for the consideration therein mentioned, sold conveyed and transferred unto to the said Sadek Ali Sheikh a portion admeasuring 6 Satak more or less out of the Dag 1333 Property absolutely and forever.
- 7.8 By an Indenture of Conveyance dated 12th April 1971 and registered with the Sub Registrar, Sonarpur in Book I Volume No.13 Pages 218 to 220 Being No.1065 for the year 1971 the said Sundari Bibi and Salema Bibi, for the consideration therein mentioned, sold conveyed and transferred unto to the said Sadek Ali Sheikh, a portion admeasuring 8 Satak more or less out of the Dag 1333 Property absolutely and forever.
- 7.9 Hy a Deed of Gift dated 16th October 2007 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.29 Pages 2620 to 2631 Being No.10318 for the year 2009 the said Sadek Ali Sheikh conveyed and transferred by way of gift unto and to his son Kabul Ali Sheikh a portion admeasuring 6 Satak more less out of the Dag 1333 Property absolutely and forever.
- 7.10 The said Sadek Ali Sheikh, a Mahomedan, died intestate on 25th May 2008 leaving him surviving his two wives Belati Sheikh and Mamtaz Sheikh, three daughters from Belati Bibi, his first wife, namely Asma Bibi, Nazma Bibi, Minati Khatun Bibi and three sons and two daughters from Mamtaz Bibi, his second wife, namely Saluddin Sheikh, Kabul Sheikh, Habibur Sheikh, Surhiya Begum and Minu Mondal as his only heirs and legal representatives who all ten upon his death inherited and became entitled the said Dag 1333 Property absolutely.

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- 7.11 The said Saluddin Sheikh, a Mahomedan, died on 30th July 2010 intestate leaving him surviving his mother, Mamtaz Sheikh, wife Rahima Bibi, two brothers namely Bablu Sheikh and Habibur Sheikh and two sisters Surhiya Begum and Minu Mondal as his only heirs and legal representatives who all upon his death inherited and became entitled his share of and in the Dag 1333 Property absolutely and forever.
- 7.11 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I CD Volume No.20 Pages 2471 to 2494 Being No.06047 for the year 2011 the said Belati Sheikh, Mamtaz Sheikh, Asma Bibi Mondal, Minati Khatun Bibi, Kabul Sheikh, Habibur Sheikh, Suraiya Begam, Minu Mondal, Nazma Bibi and Rahima Bibi, for the consideration therein mentioned, sold conveyed and transferred unto to the Invention Infraprojects Private Limited, Isolate Infraprojects Private Limited, Inspire Devcon Private Limited, Wonder Realcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited and Welsome Construction Private Limited, the Dag 1333 Property absolutely and forever.
- 7.12 It was detected that the said Anwar Ali Sheikh only sold 5.5 Satak out of his total entitlement of 5.95 Satak in the Dag 1333 Property. The said Anwar Ali Sheikh had by such time died intestate, leaving him surviving his wife Hasina Bibi and two daughters Rashida Bibi and Shahida Bibi as his only heirs and legal representatives. Accordingly, by an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar-IV South 24 Parganas in Book I CD Volume No.22 Pages 614 to 624 Being No.06552 for the year 2011 the said Hasina Bibi, Rashida Bibi and Shahida Begam, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Welsome Construction Private Limited All that land measuring 0.45 Satak more or less out of the Dag1333 Property absolutely and forever.
- 7.13 It was subsequently detected that the said Salauddin Sheikh also left behind two daughters namely Mehendi Sheikh and Muskaan Sekh both minors at the time of his death. Accordingly, by an Agreement dated 13th September 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No. 24 Pages 1037 to 1052 Being No.7208 for the year 2011 followed by Order dated 26.7.2012 passed by the Court of the District Judge, Alipore in Misc. Case No.851 of 2011 thereby permitting the sale as envisaged in the said agreement and then followed by an Indenture of Conveyance dated 18th September 2012 and registered with the District Sub Registrar IV South 24 Parganas in Book I Volume No.25 Pages 543 to 564 Being No.7635 for the year 2012, the said Mehendi Sheikh and Muskan Sheikh for the consideration therein mentioned, inter alia, sold conveyed and transferred unto and to Intent Buildcon Private Limited a portion admeasuring 0.75 Satak more or less out of the said Dag 1333 Property absolutely and forever.
- 7.14 The names of the said Invention Infraprojects Private Limited, Isolate Infraprojects Private Limited, Inspire Devcon Private Limited, Wonder Realcon Private Limited,

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Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited, and Welsome Construction Private Limited, are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1088, 1087, 1086, 1089, 1085, 1084, 1083 and 1082 respectively in respect of the said Dag 1333 property absolutely and forever.

8. Re : R.S. and L.R. Dag No. 1351 – Total Area in Dag - 0.24 acre, Subject Area – 0.08 acre or 8 Satak (“Dag 1351 Property”):

- 8.1 One Mazahar Sheikh, a Mahomedan, died intestate leaving him surviving his wife Sundari Bibi, two sons namely Md. Anwar Ali Sheikh (also known as Anar Ali Sheikh) and Md. Kasem Ali Sheikh and only daughter Salema Bibi as his only heirs and legal representatives who all three upon his death inherited and became entitled to the entire 24 Sataks comprised in Dag No. 1351, absolutely and forever.
- 8.3 By an Indenture of Conveyance dated 1st December 1961 and registered with the Sub Registrar, Baruipur in Book I Volume No.109 Pages 132 to 134 Being No.9359 for the year 1961 the said Md. Anwar Ali Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto one Sahabuddin Baidya, a portion admeasuring 8.4 Satak out of the said Dag No. 1351 absolutely and forever.
- 8.4 By an Indenture of Conveyance dated 13th November 1963 and registered with the Sub Registrar, Baruipur in Book I Volume No.134 Pages 260 to 262 Being No.11613 for the year 1963 the said Sahabuddin Baldya, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Sundari Bibi, the portion admeasuring 8.4 Satak out of the said Dag No. 1351 absolutely and forever.
- 8.5 The Land Acquisition Collector acquired 16 Satak land out of entire 24 Satak in the said Dag No. 1351 vide Notification No.1555- LA (PW) dated 06.02.1973 and Erratum No.22250-LA dated 6.11.1974 in respect of L.A. II/43(B) of 71-72 published in the Official Gazette on 14.6.1973 and 19.12.1974. Upon such acquisition, the said Sundari Bibi remaining the owner 3.8 Satak) and the said Mohamed Kashem became the owner of 2.8 Satak and the said Salema Bibi became the owner of 1.4 Satak, being the Dag 1351 Property.
- 8.6 By a Deed of Gift dated 10th November 1983 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.118 Pages 169 to 173 Being No.5628 for the year 1983 the said Sundari Bibi conveyed and transferred by way of gift unto and to his son Mohamed Kashem Ali Sheikh her portion admeasuring 4 Satak more or less out of Dag 1351 Property absolutely and forever.
- 8.7 By a Deed of Gift dated 20th August 2009 and registered with the Additional District Sub Registrar, Sonarpur, in Book I Volume No.26 Pages 1300 to 1312 Being No.09174 for the year 2009 the said Mohamed Kashem Ali Sheikh conveyed and transferred by way of gift unto and to his son the Nasirul Sheikh a portion

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admeasuring 2.48 Satak or 1 Cottha 8 Chittacks more or less out of Dag1351 Property absolutely and forever.

- 8.9 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV South 24 Parganas in Book I CD Volume No.20 Pages 2415 to 2430 Being No.06044 for the year 2011 the said Kashem Ali Sheikh, Salema Bibi and Nasirul Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto and to the Evernew Properties Private Limited and Goodfaith Developers Private Limited, the said Dag 1351 Property absolutely and forever.
- 8.10 The names of the said Evernew Properties Private Limited and Goodfaith Developers Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1098 and 1099 respectively in respect of the said Dag 1351 Property.

9. Re : R.S. and L.R. Dag No. 1364 – Total Area in Dag - 0.06 acre, Subject Area – 0.06 acre or 6 Satak ("Dag 1364 Property"):

- 9.1 By an Indenture of Conveyance dated 10th February 1961 and registered with the Sub Registrar, Baruipur in Book I Volume No.23 Pages 106 to 110 Being No.806 for the year 1961 one Surabala Dasi for the consideration therein mentioned sold conveyed and transferred unto and to one Surja Kumar Ghosh a portion admeasuring 3 Satak more or less out of the Dag No.1364 Property absolutely and forever.
- 9.2 By an Indenture of Conveyance dated 15th February 1963 and registered with the Sub Registrar, Baruipur in Book I Voluem No.25 Pages 194 to 196 Being No.1377 for the year 1963 the said Surja Kumar Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Jahar Lal Ghosh a portion admeasuring 3 Satak more or less out of the Dag 1364 Property absolutely and forever.
- 9.3 One Haridas Ghosh who was the owner of the remaining 3 Satak in the said Dag 1364 Property died intestate as a Hindu governed by Dayabahaga School of Hindu Law and leaving him surviving his wife Prasad Bala Dasi and only son the said Jahar Lal Ghosh as his only heirs and legal representatives. The said Prasad Bala Ghosh subsequently died intestate leaving her surviving her only son the said Jahar Lal Ghosh as her only heirs and legal representative.
- 9.4 The said Jahar Lal Ghosh having thus become the owner of the Dag 1364 Property, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 19th May 2005 leaving him surviving his wife Shantilata Ghosh and five sons namely Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh as his only heirs and legal representatives who all six upon his death inherited and became entitled to the Dag 1364 Property in equal one sixth share absolutely.

- 9.5 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas in Book I Volume No. 22, Pages 594 to

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613 Being No.6551 for the year 2011 the said Shantilata Ghosh, Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh, for the consideration therein mentioned, sold conveyed transferred unto and to the Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited and Evershine Procon Private Limited, the Dag 1364 Property absolutely and forever.

- 9.6 The names of the Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited and Evershine Procon Private Limited, are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1111, 1106, 1107, 1108, 1109, 1110 and 1112 respectively in respect of the said Dag 1364 Property.

10. Re : R.S. and L.R. Dag No. 1365 – Total Area in Dag - 0.22 acre, Subject Area – 0.22 acre or 22 Satak ("Dag 1365 Property"):

- 10.1 By an Indenture of Conveyance dated 12th May 1967 and registered with Sub-Registrar, Baruipur, in Book No. I, Volume No. 74, pages 44 to 45, Being No. 4223 for the year 1967, one Bhundul Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Bipin Behari Pal the Dag 1365 property absolutely and forever.
- 10.2 By an Indenture of Conveyance dated 7th August 1967 and registered with Sub-Registrar, Baruipur, in Book No. I, Volume No. 102, pages 264 to 266, Being No. 7968 for the year 1967 the said Bipin Behari Pal, for the consideration therein mentioned, sold conveyed and transferred unto and to one Manjushree Dutta, the Dag 1365 Property absolutely and forever.
- 10.3 By an Indenture of Conveyance dated 18th February 1989 and registered with Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No. 19, pages 89 to 96, Being No. 900 for the year 1989 the said Manjushree Dutta, for the consideration therein mentioned, sold conveyed and transferred unto and to one Liyakat Ali Mistri a portion admeasuring 11 Satak more less out of the Dag 1365 Property absolutely and forever.
- 10.4 By an Indenture of Conveyance dated 16th May 1992 and registered with Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No. 50, pages 305 to 308, Being No. 3929 for the year 1992 the said Liyakat Ali Mistri, for the consideration therein mentioned, sold conveyed and transferred unto and to one Jaynal Sana a portion admeasuring 05 Satak more or less out of the Dag 1365 Property absolutely and forever.
- 10.5 By an Indenture of Conveyance dated 3rd August 2011 and registered with District Sub-Registrar-IV, South 24 Parganas, in Book No. I, Volume No. 20, pages 2390 to 2403, Being No. 6042 for the year 2011 the said Liyakat Ali Mistri and Jaynal Sana, for the consideration therein mentioned, sold conveyed and transferred unto and

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to Evernew Properties Private Limited and Goodfaith Developers Private Limited, their portions admeasuring 11 Satak more or less out of Dag 1365 property absolutely and forever.

- 10.6 The said Manjushree Dutta, Hindu governed by Dayabhaga School of Hindu Law, died intestate leaving her and surviving her only son Arindam Dutta and only daughter Anindita Naskar as her only heirs and legal representatives who both upon her death inherited and became entitled to her remaining portion admeasuring 11 Satak more or less out of the Dag No.1365 Property in equal share absolutely and forever.
- 10.7 By an Indenture of Conveyance dated 22nd December 2011 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I, Volume No. 25, pages 2409 to 2421, Being No. 11301 for the year 2011 the said Arindam Dutta and Anindita Naskar, for the consideration therein mentioned, sold conveyed and transferred unto and to the Ivory Complex Private Limited and Ivory Enclave Private Limited the portion admeasuring 11 Satak more or less out of the Dag 1365 property absolutely and forever.
- 10.8 The names of the Evernew Properties Private Limited, Goodfaith Developers Private Limited, Ivory Complex Private Limited, and Ivory Enclave Private Limited, are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1098, 1099, 1162 and 1161 respectively in respect of the Dag 1365 Property.
- 11. Re : R.S. and L.R. Dag No. 1366 ~ Total Area in Dag - 0.17 acre, Subject Area - 0.17 acre of 17 Sataks ("Dag 1366 Property"):**
- 11.1 By a Deed of Gift dated 8th November 1954 and registered with the Sub Registrar, Baruipur in Book I Volume No. 73 Pages 288 to 290 Being No.6674 for the year 1954 one Bhundul Ali Sheikh conveyed and transferred by way of gift unto and to his wife Sabiran Bibi, the Dag 1366 Property absolutely and forever.
- 11.2 By an Indenture of Conveyance dated 26th July 1971 and registered with Sub-Registrar, Sonarpur, in Book No. I, Volume No. 30, Pages 246 to 248, Being No. 2365 for the year 1971 the said Sabiran Bibi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Mansur Ali Sheikh, the Dag 1366 property absolutely and forever.
- 11.3 By an Indenture of Conveyance dated 17th November 2011 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I, Volume No. 22, pages 3529 to 3539, Being No. 10182 for the year 2011 the said Mansur Ali Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto and to Incredible Procon Private Limited and Intent Construction Private Limited, the Dag 1366 property absolutely and forever.

- 11.4 The names of the Incredible Procon Private Limited, and Intent Construction Private Limited, are recorded as Raiyats in the Records of Rights published under

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the said Act of 1955 under L.R. Khatian Nos.1125 and 1126 respectively in respect of the said Dag 1366 Property.

12. Re : R.S. and L.R. Dag No. 1367 – Total Area in Dag - 0.12 acre, Subject Area – 0.12 acre or 12 Sataks ("Dag 1367 Property"):

- 12.1 One Rahman Ali Sheikh, a Mahomedan, died intestate leaving him surviving his six sons namely Mubarak Ali Sheikh, Golam Mohamed Sheikh (also Known as Golam Ali Sheikh)), Amir Ali Sheikh, Sadek Ali Sheikh, Sarafat Ali Sheikh, Akbar Ali Sheikh) as his only heirs and legal representative who all six upon his death inherited and became entitled to the Dag 1367 Property absolutely and forever.
- 12.2 The said Golam Ali Sheikh, a Mahomedan, died intestate in or about the year 1948 leaving him surviving his only son namely Rashid Ali Sheikh as his only heir and legal representative who upon his death inherited and became entitled to his share out the Dag 1367 Property absolutely.
- 12.3 By a Deed of Gift dated 14th December 1970 and registered with the Sub Registrar, Sonarpur in Book I Volume No. 50 Pages 212 to 215 Being No.3673 for the year 1970 the said Mubarak Ali Sheikh conveyed and transferred by way of gift unto and to one Abdul Rashid Sheikh his entire share or interest of and in the Dag 1367 Property absolutely and forever.
- 12.4 The said Akbar Ali Sheikh, a Mahomedan, died intestate on 22nd September 1995 leaving him surviving his wife namely Jabeda Bibi and two sons namely Sirajuddin Sheikh and Asifuddin Sheikh and three daughters namely Mir Regina Bibi, Parvin Laskar and Nasrin Khatun as his only heirs and legal representatives who all six upon his death inherited and became entitled to his share out of the Dag 1367 Property absolutely and forever.
- 12.5 The said Amir Ali Sheikh, a Mahomedan, died intestate leaving him surviving his wife namely Zarina Bibi and five sons namely Rawson Sheikh, Aktar Sheikh, Sahajmal Sheikh, Sahajhan Sheikh, Jalil Sheikh and Jakir Sheikh) and three daughters namely Rijia Sardar, Kashmira Bibi and Amina Bibi as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the Dag 1367 Property absolutely and forever.
- 12.6 The said Jakir Sheikh, Moham, a Mahomedan, died intestate leaving him surviving his wife namely Supiya Bibi, only son namely Sabir Sheikh and three daughters namely Jahanara Khatun, Sahida Khatun and Rajina Khatun as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the Dag 1367 Property absolutely and forever.
- 12.7 The said Saafat Ali Sheikh, a Mahomedan, died intestate leaving him surviving his wife namely Halima Bibi) and three sons namely Sahid Sheikh, Ramjan Ali Sheikh) and Hanif Sheikh and two daughters namely Fatehma Gazi and Sahana Sheikh as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the Dag 1367 Property absolutely and forever.

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- 12.8 The said Halima Bibi, a Mahomedan, died intestate leaving her surviving her three sons namely Sahid Sheikh, Ramjan Ali Sheikh and Hanif Sheikh and two daughters namely Fatehma Gazi and Sahana Sheikh as her only heirs and legal representatives who all five upon his death inherited and became entitled his share out of the Dag 1367 Property absolutely.
- 12.8 By an Indenture of Conveyance dated 18th December 2006 and registered with Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No. 23, Pages 610 to 632, Being No. 8750 for the year 2010 the said Sadek Ali Sheikh, Rawson Ali Sheikh, Aktar Ali Sheikh, Sahajamal Sheikh, Sahajahan Ali Sheikh, Jalil Sheikh, Zarina Bibi, Supiya Bibi, Sabir Sheikh, Jahanara Khatun, Sahida Khatun, Regina Khatun, Rajia Bibi, Kashmir Bibi, Amina Bibi, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sakina Bibi a portion admeasuring 4 Satak out of the Dag 1367 property absolutely and forever.
- 12.9 The said Ramzan Ali Sheikh, a Mahomedan, died intestate leaving him surviving his wife namely Sahara Sheikh, only son namely Zeshan Sheikh and only daughter Iptisham Khatun as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the Dag 1367 Property absolutely and forever.
- 12.10 By an Indenture of Conveyance dated 13th July 2011 and registered with Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No.19, Pages 4388 to 4402, Being No. 8180 for the year 2011 the said Hanif Sheikh, Sahid Sheikh, Fathema Bibi, Sahana Begum, Sahara Sheikh, Zeeshan Sheikh, Iptisham Khatun, for the consideration therein mentioned, sold conveyed and transferred unto and to one Rashid Ali Sheikh, a portion admeasuring 2 Satak out of the Dag 1367 Property absolutely and forever.
- 12.11 By an Indenture of Conveyance dated 3rd August 2011 and registered with District Sub-Registrar-IV, South 24 Parganas in Book No. I, Volume No. 20, pages 2431 to 2449, Being No. 6045 for the year 2011 the said Rashid Ali Sheikh, Sakina Sheikh, Jabeda Sheikh, Sirajuddin Sheikh, Asifuddin Sheikh, Mir Rezina, Parvin Laskar, Nasreen Khatun, for the consideration therein mentioned, sold conveyed and transferred unto and to Endorse Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Arth Devcon Private Limited, Induct Infraproject Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited and Everlink Builders Private Limited, the Dag 1367 property absolutely and forever.
- 12.12 The names of the Endrose Builders Private Limited, Welsome Realestate Private Limited, Induct Realestate Private Limited, Safforn Projects Private Limited, Salona Realestates Private Limited, Everlink Builders Private Limited, Arth Devcon Private Limited and Induct Infraproject Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 respectively in respect of the said Dag 1367 Property.

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13. Re : R.S. and L.R. Dag No. 1368 – Total Area in Dag - 0.06 acre, Subject Area – 0.06 acre or 6 Sataks ("Dag 1368 Property"):

- 13.1 One Mazahar Sheikh, a Mahomedan, died intestate leaving him surviving his wife Sundari Bibi, two sons namely Mohammad Anwar Ali Sheikh and Md. Kasem Ali Sheikh and only daughter Salema Bibi as his only heirs and legal representative who all upon his death inherited and became entitled to the Dag 1368 Property absolutely and forever.
- 13.2 By an Indenture of Conveyance dated 1st December 1961 and registered with the Sub Registrar, Baruipur in Book I Volume No.109 Pages 132 to 134 Being No.9359 for the year 1961 the said Mohammed Anwar Ali Sheikh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Sahabuddin Baidya the portion admeasuring 2.1 Satak more or less out of the Dag 1368 Property absolutely and forever.
- 13.3 By an Indenture of Conveyance dated 13th November 1963 and registered with the Sub Registrar, Sonarpur in Book I Volume No.134 Pages 260 to 267 Being No.11613 for the year 1963 the said Sahabuddin Baidya, for the consideration therein mentioned, sold conveyed and transferred unto and to Sundari Bibi the portion admeasuring 2.1 Satak more or less out of the Dag 1368 Property absolutely and forever.
- 13.4 By a Deed of Gift dated 10th November 1983 and registered with the Sub Registrar, Sonarpur in Book I Volume No. 118 Pages 169 to 173 Being No.5628 for the year 1983 the said Sundari Bibi conveyed and transferred by way of gift unto and to her son the Kashem Ali Sheikh a portion admeasuring 3 Satak more or less out of the Dag 1368 Property absolutely and forever.
- 13.5 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No.20 Pages 2495 to 2508 Being No.06048 for the year 2011 the said Kashem Ali Sheikh and Salema Bibi Mondal, for the consideration therein mentioned, sold conveyed and transferred unto and to Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited, Evershine Procon Private Limited, the Dag 1368 Property absolutely and forever.
- 13.6 The names of Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited, and Evershine Procon Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1111, 1106, 1107, 1108, 1109, 1110 and 1112 respectively in respect of the said Dag 1368 Property.

14. Re : R.S. and L.R. Dag No. 1369 – Total Area in Dag - 0.35 acre, Subject Area – 0.35 acre or 35 Sataks ("Dag 1369 Property"):

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- 14.1 One Nihar Bala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 12th March 1982 leaving her surviving her husband namely Sudhir Kumar Ghosh, two sons namely Pradyut Ghosh, and Bikash Ghosh and two daughters namely Sulekha Ghosh and Rekha Ghosh as her only heirs and legal representatives who all upon her death inherited and became entitled to the Dag 1369 Property in equal shares absolutely and forever.
- 14.2 The said Sudhir Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 17th August 1985 leaving him surviving his two said sons namely Pradyut Ghosh and Bikash Ghosh and two daughters namely Sulekha Ghosh and Rekha Ghosh as his only heirs and legal representatives who all four upon his death inherited and became entitled to his share of and in the Dag 1369 Property in equal shares absolutely and forever.
- 14.3 The said Pradyut Kumar Ghosh, Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his wife Tara Ghosh and two sons namely Avijit Ghosh and Surojit Ghosh as his only heirs, heriesses and legal representatives who all three upon his death inherited and became entitled to his share of and in the Dag 1369 Property in equal shares absolutely and forever.
- 14.5 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No.20 Pages 2362 to 2374 Being No.06040 for the year 2011 the said Tara Ghosh, Avijit Ghosh and Surojit Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to Weighty Builders Private Limited, Welcome Devcon Prviate Limited, Isolate Buildcon Private Limited and Wakeful Infra Project Private Limited, a portion admeasuring 8.75 Satak more or less out of the Dag 1369 Property absolutely and forever.
- 14.6 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No.20 Pages 2335 to 2348 Being No.06038 for the year 2011 the said Bikash Ghosh, Sulekha Ghosh and Rekha Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to Invention Infraprojects Private Limited, Isolate Infraprojects Private Limited, Inspire Devcon Private Limited, Wonder Realcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited and Welsome Construction Private Limited a portion admeasuring 26.25 Satak more or less out of Dag 1369 Property absolutely and forever.
- 14.7 By an Indenture of Conveyance dated 13th August 2012 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No.20 Pages 6191 to 6204 Being No.06552 for the year 2012 one Ratna Ghosh and Chaitali Ghosh, claiming to have inherited from Bikash Ghosh upon his death and for the consideration therein mentioned sold conveyed and transferred unto and to the Invention Infraprojects Private Limited, Isolate Infraprojects Private Limited, Inspire Devcon Private Limited, Wonder Realcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited

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and Welsome Construction Private Limited their portion admeasuring 17.5 Satak more or less out of Dag 1369 Property absolutely and forever.

- 14.7 The names of the Weighty Builders Private Limited Welcom Devcon Private Limited Isolate Buildcon Private Limited, Wakeful Infra Projects Private Limited, Invention Infraprojects Private Limited, Isolate Infraprojects Private Limited, Wonder Realcon Private Limited Inspire Devcon Private Limited, Improve Realcon Private Limited, Intent Buildcon Private Limited, Incredible Devcon Private Limited and Welsome Construction Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955, under L.R. Khatian Nos. 1103, 1102, 1101, 1100, 1088, 1087, 1089, 1086, 1085, 1084, 1083 and 1082 respectively in respect of the Dag 1369 Property.

15. Re : R.S. and L.R. Dag No. 1370 – Total Area in Dag - 0.36 acre, Subject Area – 0.36 acre or 36 Sataks ("Dag 1370 Property"):

- 15.1 By an Indenture of Conveyance dated 10th February 1961 and registered with the Sub Registrar, Baruipur in Book I Volume No.23 Pages 106 to 110 Being No.806 for the year 1961, one Surbala Dasi for the consideration therein mentioned sold conveyed and transferred unto and to one Surja Kumar Ghosh a portion admeasuring 18 Satak more or less out of the Dag 1370 Property absolutely and forever.
- 15.2 By an Indenture of Conveyance dated 15th February 1963 and registered with the Sub Registrar, Baruipur in Book I Volume No.25 Pages 194 to 196 Being No.1377 for the year 1963 the said Surja Kumar Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Jahar Lal Ghosh, the portion admeasuring 18 Satak more or less out of the Dag 1370 property absolutely and forever.
- 15.3 One Haridas Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his wife Prasadbala Dasi and only son the said Jahar Lal Ghosh as his only heirs and legal representatives who both upon his death inherited and became entitled the remaining portion admeasuring 18 Satak more or less out of the Dag 1370 Property in equal shares absolutely and forever.
- 15.4 The said Prasadbala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her son the said Jahar Lal Ghosh as her only heir and legal representative who upon her death inherited and became entitled to her share out of the Dag 1370 Property absolutely and forever.
- 15.5 The said Jahar Lal Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 19th May 2005 leaving him surviving his wife Shantilata Ghosh and five sons namely Ashim Kumar Ghosh Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to the Dag 1370 Property in equal shares absolutely and forever.

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- 15.6 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas in Book I Volume No. 22, Pages 594 to 613 Being No.6551 for the year 2011 the said Shantilata Ghosh, Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh, for the consideration therein mentioned, sold conveyed transferred unto and to Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited and Evershine Procon Private Limited, the Dag 1370 Property absolutely and forever.
- 15.7 The names of the Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited,, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited, and Evershine Procon Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955, under L.R. Khatian Nos. 1111, 1106, 1107, 1108, 1109, 1110 and 1112 in respect of the Dag 1370 Property.

16. Re : R.S. and L.R. Dag No. 1371 – Total Area in Dag - 0.34 acre, Subject Area – 0.34 acre or 34 Sataks ("Dag 1371 Property"):

- 16.1 By an Indenture of Conveyance dated 10th February 1961 and registered with the Sub Registrar, Baruipur in Book I Volume No.23 Pages 106 to 110 Being No.806 for the year 1961 one Surabala Dasi for the consideration therein mentioned sold conveyed and transferred unto and to one Surja Kumar Ghosh a portion admeasuring 17 Satak more or less out of Dag No.1371 Property absolutely and forever.
- 16.2 By an Indenture of Conveyance dated 15th February 1963 and registered with the Sub Registrar, Baruipur in Book I Volume No.25 Pages 194 to 196 Being No.1377 for the year 1963 the said Surja Kumar Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to Jahar Lal Ghosh a portion admeasuring 17 Satak more or less out of Dag 1371 property absolutely and forever.
- 16.3 One Haridas Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his wife Prasadbala Dasi and only son the said Jahar Lal Ghosh as his only heirs and legal representatives who both upon his death inherited and became entitled to the remaining portion admeasuring 17 Satak more or less out of Dag 1371 property in equal shares absolutely and forever.
- 16.4 The said Prasadbala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her son the said Jahar Lal Ghosh as her only heir and legal representative who upon her death inherited and became entitled to her share of the Dag 1371 Property absolutely and forever.
- 16.5 The said Jahar Lal Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 19th May 2005 leaving him surviving his wife Shantilata

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Ghosh and five sons namely Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to the Dag 1371 Property in equal shares absolutely and forever.

- 16.6 By an Indenture of Conveyance dated 3rd August 2011 and registered with the District Sub Registrar IV, South 24 Parganas in Book I Volume No. 22, Pages 594 to 613 Being No.6551 for the year 2011 the said Shantilata Ghosh, Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh, for the consideration therein mentioned, sold conveyed transferred unto and to Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited and Evershine Procon Private Limited the Dag 1371 Property absolutely and forever.
- 16.9 The names of Effort Construction Private Limited, Elect Devcon Private Limited, Warp Infraprojects Private Limited, Enable Builders Private Limited, Weighty Devcon Private Limited, Elastic Developers Private Limited and Evershine Procon Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1111, 1106, 1107, 1108, 1109, 1110 and 1112 respectively in respect of the said Dag 1371 Property.

17. Re : R.S. and L.R. Dag No. 1372 – Total Area in Dag - 0.34 acre, Subject Area – 0.34 acre or 34 Sataks ("Dag 1372 Property"):

- 17.1 One Mahendra Nath Ghosh and Bhunath Ghosh were the owners of the Dag 1372 Property.
- 17.2 The said Mahendra Ghosh died, a Hindu, governed by Dayabhaga School of Hindu Law died intestate leaving him surviving his three son namely Kangal Chandra Ghosh, Dulal Ghosh and Sanatan Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the Dag 1372 Property in equal shares absolutely and forever.
- 17.3 The said Bhutnath Ghosh died, a Hindu, governed by Dayabhaga School of Hindu Law died intestate leaving him surviving his only son Gopal Chanda Ghosh as his only heir and legal representative who upon his death inherited and became entitled to his entire share out of the Dag 1372 Property absolutely and forever.
- 17.4 By an Indenture of Conveyance dated 21st April 1952 and registered with the Sub Registrar, Baruipur in Book I Volume No.29 Pages 231 to 233 Being No.2550 for the year 1952 the said Kangal Chandra Ghosh, Dulal Chandra Ghosh, Sanatan Ghosh and Gopal Chandra Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Kabed Ali Dhali and Maniruddin Dhali, the Dag 1372 Property absolutely and forever.
- 17.5 By a Deed of Partition dated 5th August 1967 made between Mohamed Kabed Ali Dhali as First Party of the First Part and Maniraddin Dhali as Second Party of the Second Part and Brihaspati Bibi as Third Party of the Third Part and registered

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with the Sub Registrar, Baruipur in Book I Volume No.101 Pages 258 to 279 Being No.7935 for the year 1967 several joint parties were partitioned by metes and bounds and the said Maniruddin Dhali was, inter alia, exclusively allotted the Dag 1372 Property exclusively and absolutely and forever.

- 17.6 The said Manruddin Dhali, a Mahomedan, died intestate on leaving him surviving his wife Khatuna Bibi, and only brother Kabad Ali Dhali, and three daughters namely Mumtaz Bibi, Aharjanu Bibi (also known as Ahabanu Bibi), Nurjahan Bibi Sardar as his only heirs and legal representatives who all upon his death inherited and became entitled to the said Dag 1372 Property absolutely and forever.
- 17.7 The said Kabad Ali Dhali, a Mahomedan, died intestate leaving him surviving his two sons namely Ali Mohamed Dhali and Jalal Ahmed Dhali as his only heirs and legal representatives who both upon his death inherited and became entitled his share out of the Dag 1372 Property in equal shares absolutely and forever.
- 17.8 By Deed of Gift dated 2nd April 2008 and registered with the Additional District Sub Registrar, Sonarpur South 24 Parganas in Book I Volume No.6 Pages 4021 to 4052 Being No.2832 for the year 2008 the said Khatuna Bibi conveyed and transferred by way of gift to Mamtaz Bibi, Aharbanu Bibi and Nurjahan Bibi a portion admeasuring 6 Satak more or less out of Dag Property 1372 absolutely and forever.
- 17.9 By an Indenture of Conveyance dated 1st December 2011 and registered with the Additional Registrar of Assurances -I, Kolkata in Book I Volume No. 22 Pages 8598 to 8628 Being No.10424 for the year 2011 the said Mumtaz Bibi (also known as Mamotaj Khatun), Aharbanu Bibi (also known as Aharbanu Hazra), Noorjahan Sardar (also known as Noorjahan Bibi) and Jalal Ahmed Dhali, for the consideration therein mentioned, sold conveyed and transferred unto and to Isolate Procon Private Limited, Index Buidcon Private Limited, Induct Developers Private Limited and Insist Realcon Private Limited a portion admeasuring 30.5 Satak out of the said Dag 1372 Property absolutely and forever.
- 17.10 By an Indenture of Conveyance dated 25th January 2012 and registered with the Additional Registrar of Assurances -I, Kolkata in Book I Volume No.2 Pages 5680 to 5691 Being No.00717 for the year 2012 the said Ali Mohamed Dhali, for the consideration therein mentioned, sold conveyed and transferred unto and to Isolate Procon Private Limited, Index Buildcon Private Limited, Induct Developers Private Limited and Insist Realcon Private Limited a portion admeasuring 2.5 cottah (or 4.14 Satak) more or less out of the Dag 1372 Property absolutely and forever.
- 17.11 The names of the Isolate Procon Private Limited, Index Buildcon Private Limited, Induct Developers Private Limited and Insist Realcon Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1129, 1166, 1128, 1163, 1127, 1165, 1130 and 1164 respectively in respect of the said Dag 1372 Property.

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18. Re : R.S. and L.R. Dag No. 1385 – Total Area in Dag - 2.49 acre, Subject Area – 1.205 acre or 120.5 Sataks ("Dag 1385 Property"):

- 18.1 By an Indenture of Conveyance dated 19th June 1996 and Additional District Sub Registrar, Sonarpur in Book I Volume No.64 Pages 112 to 119 Being No.4191 for the year 1996 one Jahar Lal Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Junaid Khan a portion admeasuring 22 Satak (or 13 Cottah 5 Chittacks 15 Square feet) more or less out of the Dag 1385 Property absolutely and forever.
- 18.2 By an Indenture of Conveyance dated 19th July 1996 and Additional District Sub Registrar, Sonarpur in Book I Volume No.74 Pages 10 to 16 Being No.4830 for the year 1996 the said Jahar Lal Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Junaid Khan a portion admeasuring 22 Satak (or 13 Cottah 5 Chittacks 15 Square feet) more or less out of the said Dag 1385 Property absolutely and forever.
- 18.3 By an Indenture of Conveyance dated 19th June 1998 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 18 Pages 161 to 172 Being No.2335 for the year 1998 as rectified by Deed of Rectification dated 18th September 1998 and registered with the said Office and in Book I Volume No.13 Pages 253 to 256 Being No.2451 for the year 1998, the said Junaid Khan, for the consideration therein mentioned, sold conveyed and transfer unto and to one JTC Leather Private Limited the portion admeasuring 44 Satak out of the Dag 1835 Property absolutely and forever.
- 18.4 By an Indenture of Conveyance dated 1st November 2011 and registered with the District Sub Registrar IV South 24 Parganas, in Book I Volume No.26 Pages 3967 to 3982 Being No.7968 for the year 2011, the said JTC Leather Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to Identical Builders Private Limited, Eminent Devcon Private Limited, Immortal Builders Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited, Wily Developers Private Limited and Immence Developers Private Limited the portion admeasuring 44 Satak more or less out of the Dag 1385 Property absolutely and forever.
- 18.5 Prasadbala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her son the said Jahar Lal Ghosh as her only heirs and legal representatives who upon her death inherited and became entitled to her portion admeasuring 31 Satak out of the Dag 1385 Property absolutely.
- 18.6 The said Jahar Lal Ghosh owned a total of 93 Satak in the said Dag No. 1385 out of which he sold 44 Sataks as dealt with above and remained the owner of 49 Sataks. Upon inheritance from Prasadbaia Dasi the said Jahar Lal Ghosh became the owner of 80 Sataks out of the said Dag No. 1385.

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- 18.6 The said Jahar Lal Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 19th May 2005 leaving him surviving his wife Shantilata Ghosh and six sons namely Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh as his only heirs and legal representatives who all five upon his death inherited and became entitled to his 90 Sataks more or less out of the said Dag No. 1385 in equal shares absolutely and forever.
- 18.7 By two Indentures of Conveyance one dated 21 September 2011 and registered in Book I Volume No. 25 Pages 5038 to 5055 Being No.7781 for the year 2011 and the other dated 23rd September 2011 and registered in Book I Volume No.24 Pages 5159 to 5178 Being No.7457 for the year 2011 and both registered with the District Sub Registrar IV, South 24 Parganas, the said Santilata Ghosh, Ashim Kumar Ghosh, Swapan Ghosh, Tarun Ghosh, Sajal Ghosh and Tapan Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to Endorse Realcon Private Limited, Effort Devcon Private Limited, Intent Devcon Private Limited, Woodland Realestate Private Limited, Earthy Dealcom Private Limited, Embark Procon Private Limited, Index Construction Private Limited, Imperial Procon Private Limited and Welsome Developers Private Limited a portion measuring 76.5 Sataks out of the Dag 1385 Property absolutely and forever.
- 18.8 The names of the Identical Builders Private Limited, Eminent Devcon Private Limited, Immortal Builders Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited, Wily Developers Private Limited, Immence Developers Private Limited, Endorse Realcon Private Limited, Effort Devcon Private Limited, Intent Devcon Private Limited, Woodland Realestate Private Limited, Earthy Dealcom Private Limited, Embark Procon Private Limited, Index Construction Private Limited, Imperial Procon Private Limited and Welsome Developers Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955, under L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123, 1124, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1122 and 1121 respectively in respect of the said Dag 1385 Property (with a recorded area of 122 Sataks) absolutely and forever.

19. Re : R.S. and L.R. Dag No. 1386 – Total Area in Dag – 0.14 acre, Subject Area – 0.11 acre or 11 Sataks ("Dag 1386 Property"):

- 19.1 By an Indenture of Conveyance dated 13th October 1958 and registered with the Sub Registrar, Baruipur in Book I Volume No.83 Pages 199 to 207 Being No.8032 for the year 1958, one Shantilata Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Khotejan Bibi a portion measuring 3 Satak out of the said Dag No.1386 absolutely and forever.
- 19.2 After the sale as aforesaid, one Prosadbala Dasi, Jahar Lal Ghosh and the said Shantilata Ghosh jointly owned the Dag1386 Property.

As. Sansal
 (Signature)

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- 19.3 The said Prasadbala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her son the said Jahar Lal Ghosh as her only heir and legal representative who upon her death inherited and became entitled to her share out of the said Dag No. 1386 absolutely and forever.
- 19.4 The said Jahar Lal Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 19th May 2005 leaving him surviving his wife Shantilata Ghosh and five sons namely Ashim Kumar Ghosh, Tapan Ghosh, Swapan Ghosh, Tarun Ghosh and Sajal Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to his share out of the said Dag No. 1386 Property absolutely and forever.
- 19.5 By an Indenture of Conveyance dated 23rd September 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No.24 Pages 5179 to 5197 Being No.07458 for the year 2011 the said Santilata Ghosh, Ashim Kumar Ghosh, Swapan Ghosh, Tarun Ghosh, Sajal Ghosh and Tapan Kumar Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to Endorse Realcon Private Limited, Effort Devcon Private Limited, Intent Devcon Private Limited, Woodland Realestate Private Limited, Earthy Dealcom Private Limited, Embark Procon Private Limited, Index Construction Private Limited, Imperial Procon Private Limited and Welsome Developers Private Limited, the Dag 1386 Property absolutely and forever.
- 19.6 The names of the Endorse Realcon Private Limited, Effort Devcon Private Limited, Intent Devcon Private Limited, Woodland Realestate Private Limited, Earthy Dealcom Private Limited, Embark Procon Private Limited, Index Construction Private Limited, Imperial Procon Private Limited and Welsome Developers Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1222 and 1121 respectively in respect of the Dag 1386 Property.

20. Re : R.S. and L.R. Dag No. 1385/1712 – Total Area in Dag – 0.21 acre, Subject Area – 0.21acre or 21 Sataks ("Dag 1385/1712 Property"):

- 20.1 By an Indenture of Conveyance dated 12th August 1996 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.55 Pages 84 to 90 Being No.5534 for the year 1996 one Jahar Lal Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Shahzaad Khan the Dag 1385/1712 Property absolutely and forever.
- 20.2 By an Indenture of Conveyance dated 24th October 2011 and registered with the District Sub Registrar -IV South 24 Parganas, in Book I Volume No. 26 Pages 2515 to 2528 Being No.7893 for the year 2011 the said Shahzaad Khan, for the consideration therein mentioned, sold conveyed and transferred unto and to Identical Builder Private Limited, Immortal Builders Private Limited, Eminent Devcon Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited,

Dr. Banson

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Wily Developers Private Limited and Immence Developers Private Limited the Dag 1385/1712 Property absolutely and forever.

- 20.3 The names of the Identical Builder Private Limited, Immortal Builders Private Limited, Eminent Devcon Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited, Wily Developers Private Limited and Immence Developers Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955, under L.R. Khatian Nos. 1116/1, 1118/1, 1117/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 respectively in respect of the Dag 1385/1712 Property.

21. Re : R.S. and L.R. Dag No. 1435/1718 – Total Area in Dag – 0.17 acre, Subject Area – 0.17 acre or 17 Sataks ("Dag 1435/1718 Property"):

- 21.1 One Md. Abdul Aahad Mistri was seized and possessed of and or otherwise well and sufficiently entitled to Dag 1435/1718 Property.
- 21.2 By an Indenture of Exchange dated 26th March 1991 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.19 Pages 113 to 117 Being No.1956 for the year 1991 made between the said Jahar Lal Ghosh as First Party of the First Part and the said Md. Abdul Aahad Mistry (also known as Md. Abdul Ohaheed) as Second Party of the Second Part the said Jahar Lal Ghosh was in exchange of his property, conveyed the Dag 1435/1718 Property absolutely and forever.
- 21.3 By an Indenture of Conveyance dated 1st August 2003 and registered with the Additional District Sub Registrar, Sonarpur in Book I Volume No.29 Pages 4774 to 4799 Being No.10441 for the year 2009 the said Jahar Lal Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Jaweed Khan the Dag 1435/1718 absolutely and forever.
- 21.4 By an Indenture of Conveyance dated 24th October 2011 and registered with the District Sub Registrar IV, South 24 Parganas, in Book I Volume No. 26 Pages 2499 to 2514 Being No.7892 for the year 2011 the said Jaweed Khan, for the consideration therein mentioned, sold conveyed and transferred unto and to Identical Builders Private Limited, Eminent Devcon Private Limited, Immortal Builders Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited, Wily Developers Private Limited and Immence Developers Private Limited the Dag 1435/1718 Property absolutely and forever.
- 21.5 The names of the Identical Builder Private Limited, Immortal Builders Private Limited, Eminent Devcon Private Limited, Wise Developers Private Limited, Elfin Buildcon Private Limited, Impiety Devcon Private Limited, Invention Developers Private Limited, Wily Developers Private Limited and Immence Developers Private Limited are recorded as Raiyats in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1,

Cr. Bansal

Elfin

Wily

Immence

Impiety

Wise

Wily

Immortal


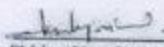
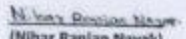
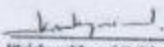
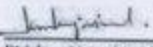

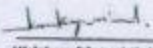
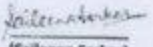

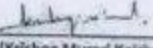

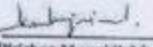
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


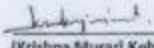
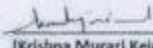


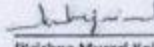
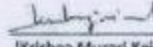

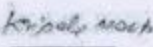
1121/1, 1122/1, 1123 and 1124 respectively in respect of the Dag 1435/1718 Property.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

<p>SIGNED SEALED AND DELIVERED by the withinnamed OWNERS at Kolkata in the presence of:</p>	<p>EVERLINK BUILDERS PRIVATE LIMITED</p> <p style="text-align: center;"><u>Rajkumar</u> (Raj Kumar Jalan) Director</p>
<p>Witnesses:</p> <p>1. <u>Pooja</u> 38/3, Rajpur Road, Usha Villa, Kolkata - 700092</p> <p>2. <u>Rand Kishore Roy</u> 5 CR Avenue, 1st floor KOT- 72</p>	<p>SALONA REALESTATES PRIVATE LIMITED</p> <p style="text-align: center;"><u>Nihar Ranjan Nayak</u> (Nihar Ranjan Nayak) Director</p>
<p>SAFFORN PROJECTS PRIVATE LIMITED</p> <p style="text-align: center;"><u>Nihar Ranjan Nayak</u> (Nihar Ranjan Nayak) Director</p>	<p>INDUCT INFRAPROJECT PRIVATE LIMITED</p> <p style="text-align: center;"><u>Omprakash</u> (Jaiprakash Madhogaria) Director</p>
<p>ARTH DEVCON PRIVATE LIMITED</p> <p style="text-align: center;"><u>Krishna Murari Kejriwal</u> Krishna Murari Kejriwal Director</p>	<p>INDUCT REALESTATE PRIVATE LIMITED</p> <p style="text-align: center;"><u>Omprakash</u> (Jaiprakash Madhogaria) Director</p>
<p>WELSOME REALESTATE PRIVATE LIMITED</p> <p style="text-align: center;"><u>Saileena Sarkar</u> (Saileena Sarkar) Director</p>	<p>ENDORSE BUILDERS PRIVATE LIMITED</p> <p style="text-align: center;"><u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director</p>

<p>WELSOE CONSTRUCTION PRIVATE LIMITED</p> <p><u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director</p>	<p>INCREDIBLE DEVCON PRIVATE LIMITED</p> <p><u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director</p>
<p>INTENT BUILDCON PRIVATE LIMITED</p> <p><u>Kaustav Hota</u> (Kaustav Hota) Director</p>	<p>IMPROVE REALCON PRIVATE LIMITED</p> <p><u>Kaustav Hota</u> (Kaustav Hota) Director</p>
<p>INSPIRE DEVCON PRIVATE LIMITED</p> <p><u>Kaustav Hota</u> (Kaustav Hota) Director</p>	<p>ISOLATE INFRAPROJECTS PRIVATE LIMITED</p> <p><u>Nihar Ranjan Nayak</u> (Nihar Ranjan Nayak) Director</p>
<p>INVENTION INFRAPROJECTS PRIVATE LIMITED</p> <p><u>Kripali Mahto</u> (Kripali Mahto) Director</p>	<p>WONDER REALCON PRIVATE LIMITED</p> <p><u>Saileena Sarkar</u> (Saileena Sarkar) Director</p>
<p>WAKEFUL INFRA PROJECTS PRIVATE LIMITED</p> <p><u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director</p>	<p>ISOLATE BUILDCON PRIVATE LIMITED</p> <p><u>Nihar Ranjan Nayak</u> (Nihar Ranjan Nayak) Director</p>
<p>WELCOME DEVCON PRIVATE LIMITED</p> <p><u>Saileena Sarkar</u> (Saileena Sarkar) Director</p>	<p>WEIGHTY BUILDERS PRIVATE LIMITED</p> <p><u>Saileena Sarkar</u> (Saileena Sarkar) Director</p>

<p>EVERNEW PROPERTIES PRIVATE LIMITED</p> <p> <u>(Kaustav Hota)</u> Director</p>	<p>GOODFAITH DEVELOPERS PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>
<p>IVORY ENCLAVE PRIVATE LIMITED</p> <p> <u>(Nihar Ranjan Nayak)</u> Director</p>	<p>IVORY COMPLEX PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>
<p>INCREDIBLE PROCON PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>	<p>INTENT CONSTRUCTION PRIVATE LIMITED</p> <p> <u>(Kaustav Hota)</u> Director</p>
<p>ELECT DEVCON PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>	<p>WARP INFRAPROJECTS PRIVATE LIMITED</p> <p> <u>(Saileena Sarkar)</u> Director</p>
<p>ENABLE BUILDERS PRIVATE LIMITED</p> <p> <u>(Kaustav Hota)</u> Director</p>	<p>WEIGHTY DEVCON PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>
<p>ELASTIC DEVELOPERS PRIVATE LIMITED</p> <p> <u>(Kaustav Hota)</u> Director</p>	<p>EFFORT CONSTRUCTION PRIVATE LIMITED</p> <p> <u>(Krishna Murari Kejriwal)</u> Director</p>

EVERSHINE PROCON PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director	INDUCT DEVELOPERS PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director
INDEX BUILDCON PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director	ISOLATE PROCON PRIVATE LIMITED Nihar Ranjan Nayak <u>(Nihar Ranjan Nayak)</u> Director
INSIST REALCON PRIVATE LIMITED  <u>(Krishna Murari Kejriwal)</u> Director	IDENTICAL BUILDERS PRIVATE LIMITED  <u>(Krishna Murari Kejriwal)</u> Director
EMINENT DEVCON PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director	IMMORTAL BUILDERS PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director
WISE DEVELOPERS PRIVATE LIMITED  <u>(Krishna Murari Kejriwal)</u> Director	ELFIN BUILDCON PRIVATE LIMITED  <u>(Krishna Murari Kejriwal)</u> Director
IMPIETY DEVCON PRIVATE LIMITED  <u>(Kaustav Hota)</u> Director	INVENTION DEVELOPERS PRIVATE LIMITED  <u>(Kripali Mahto)</u> Director

WILY DEVELOPERS PRIVATE LIMITED <u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director	IMMENCE DEVELOPERS PRIVATE LIMITED <u>Kaustav Hota</u> (Kaustav Hota) Director
ENDORSE REALCON PRIVATE LIMITED <u>Kaustav Hota</u> (Kaustav Hota) Director	EFFORT DEVCON PRIVATE LIMITED <u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director
INTENT DEVCON PRIVATE LIMITED <u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director	WOODLAND REALESTATE PRIVATE LIMITED <u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director
EARTH DEALCOM PRIVATE LIMITED <u>Krishna Murari Kejriwal</u> (Krishna Murari Kejriwal) Director	EMBARK PROCON PRIVATE LIMITED <u>Kaustav Hota</u> (Kaustav Hota) Director
INDEX CONSTRUCTION PRIVATE LIMITED <u>Kaustav Hota</u> (Kaustav Hota) Director	WELSONE DEVELOPERS PRIVATE LIMITED <u>Salleena Sarkar</u> (Salleena Sarkar) Director
IMPPIAL PROCON PRIVATE LIMITED <u>Kaustav Hota</u> (Kaustav Hota) Director	EVERLINK HOUSING PRIVATE LIMITED <u>Gaurav Bansal</u> (Gaurav Bansal) Director

<p>PANJI GRIHA NIRMAN PRIVATE LIMITED</p> <p><u>Gourav Agarwal</u> (Gourav Kumar Agarwal) Director</p>	<p>ABHIERU COMPLEX PRIVATE LIMITED</p> <p><u>Salleena Sarkar</u> (Salleena Sarkar) Director</p>
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<p>SIGNED SEALED AND DELIVERED by the withinnamed DEVELOPER at Kolkata in the presence of:</p> <p><u>Pratima Pratik Das</u> (Pratima Pratik Das) <u>Band Kishore Roy</u> (BAND KISHORE ROY)</p>	<p>SALARPURIA SIGNUM COMPLEX LLP</p> <p><u>Apurva Salarpuria</u> (Apurva Salarpuria) (Designated Partner)</p>
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Stamp by me
Rajkumar
(Raj Kumar Jain)
5 CR Avenue
Kolkata - 700

APPENDIX - 1

SL. No.	DAG NO.	Khatian No.	OWNER	AREA (acres)
1a	1327	1090	Everlink Builders Private Limited	0.02
1b	1329	-do-	-do-	0.04
1c	1331	-do-	-do-	0.02
1d	1367	-do-	-do-	0.01
SUB TOTAL				0.09
2a	1327	1091	Salona Realestates Private Limited	0.03
2b	1329	-do-	-do-	0.03
2c	1331	-do-	-do-	0.02
2d	1367	-do-	-do-	0.01
SUB TOTAL				0.09
3a	1327	1092	Safforn Projects Private Limited	0.03
3b	1329	-do-	-do-	0.04
3c	1331	-do-	-do-	0.02
3d	1367	-do-	-do-	0.02
SUB TOTAL				0.11
4a	1327	1093	Induct Infraproject Private Limited	0.03
4b	1329	-do-	-do-	0.04
4c	1331	-do-	-do-	0.02
4d	1367	-do-	-do-	0.02
SUB TOTAL				0.11
5a	1327	1094	Arth Devcon Private Limited	0.04
5b	1329	-do-	-do-	0.03
5c	1331	-do-	-do-	0.02
5d	1367	-do-	-do-	0.02
SUB TOTAL				0.11
6a	1327	1095	Induct Real Estate Private Limited	0.04
6b	1329	-do-	-do-	0.03
6c	1331	-do-	-do-	0.02
6d	1367	-do-	-do-	0.02
SUB TOTAL				0.11
7a	1327	1096	Welsome Realestate Private Limited	0.03
7b	1329	-do-	-do-	0.04
7c	1331	-do-	-do-	0.01
7d	1367	-do-	-do-	0.01
SUB TOTAL				0.9
8a	1327	1097	Endorse Builders Private Limited	0.03
8b	1329	-do-	-do-	0.04
8c	1331	-do-	-do-	0.01
8d	1367	-do-	-do-	0.01
SUB TOTAL				0.9
9a	1328	1082	Welsome Construction Private Limited	0.03
9b	1332	-do-	-do-	0.01
9c	1333	-do-	-do-	0.02
9d	1369	-do-	-do-	0.03
SUB TOTAL				0.9
10a	1328	1083	Incredible Devcon Private Limited	0.03
10b	1332	-do-	-do-	0.01
10c	1333	-do-	-do-	0.02
10d	1369	-do-	-do-	0.03
SUB TOTAL				0.9
11a	1328	1084	Intent Buildcon Private Limited	0.04

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 10/10/19 @ khatian LP 9th BR 10/10/19 Reg.
 Jaitens A. Saran

11b	1332	-do-	-do-	0.01
11c	1333	-do-	-do-	0.01
11d	1369	-do-	-do-	0.04
SUB TOTAL				0.10
12a	1328	1085	Improve Realcon Private Limited	0.03
12b	1332	-do-	-do-	0.02
12c	1333	-do-	-do-	0.02
12d	1369	-do-	-do-	0.03
SUB TOTAL				0.10
13a	1328	1086	Inspire Devcon Private Limited	0.03
13b	1332	-do-	-do-	0.02
13c	1333	-do-	-do-	0.02
13d	1369	-do-	-do-	0.03
SUB TOTAL				0.10
14a	1328	1087	Isolate Infraprojects Private Limited	0.03
14b	1332	-do-	-do-	0.01
14c	1333	-do-	-do-	0.02
14d	1369	-do-	-do-	0.04
SUB TOTAL				0.10
15a	1328	1088	Invention Infraprojects Private Limited	0.03
15b	1332	-do-	-do-	0.02
15c	1333	-do-	-do-	0.02
15d	1369	-do-	-do-	0.03
SUB TOTAL				0.10
16a	1328	1089	Wonder Realcon Private Limited	0.05
16b	1332	-do-	-do-	0.01
16c	1333	-do-	-do-	0.01
16d	1369	-do-	-do-	0.03
SUB TOTAL				0.10
17a	1328	1100	Wakeful Infra Projects Private Limited	0.07
17b	1369	-do-	-do-	0.02
SUB TOTAL				0.09
18a	1328	1101	Isolate Buildcon Private Limited	0.06
18b	1369	-do-	-do-	0.02
SUB TOTAL				0.08
19a	1328	1102	Welcome Devcon Private Limited	0.06
19b	1369	-do-	-do-	0.02
SUB TOTAL				0.08
20a	1328	1103	Weighty Builders Private Limited	0.07
20b	1369	-do-	-do-	0.03
SUB TOTAL				0.10
21a	1351	1098	Evernew Properties Private Limited	0.04
21b	1365	-do-	-do-	0.06
SUB TOTAL				0.10
22a	1351	1099	Goodfaith Developers Private Limited	0.04
22b	1365	-do-	-do-	0.05
SUB TOTAL				0.09
23a	1365	1161	Ivory Enclave Private Limited	0.05
SUB TOTAL				0.05
24a	1365	1162	Ivory Complex Private Limited	0.06
SUB TOTAL				0.06
25a	1366	1125	Incredible Procon Private Limited	0.09

Attach @ link of pt - kr
fileers
Cr. Bannay
Raj

SUB TOTAL				0.09
26a	1366	1126	Intent Construction Private Limited	0.08
SUB TOTAL				0.08
27a	1364	1106	Elect Devcon Private Limited	0.01
27b	1368	-do-	-do-	0.01
27c	1370	-do-	-do-	0.06
27d	1371	-do-	-do-	0.05
SUB TOTAL				0.13
28a	1364	1107	Warp Infraprojects Private Limited	0.01
28b	1368	-do-	-do-	0.01
28c	1370	-do-	-do-	0.05
28d	1371	-do-	-do-	0.05
SUB TOTAL				0.12
29a	1364	1108	Enable Builders Private Limited	0.01
29b	1368	-do-	-do-	0.01
29c	1370	-do-	-do-	0.05
29d	1371	-do-	-do-	0.05
SUB TOTAL				0.12
30a	1364	1109	Weighty Devcon Private Limited	0.01
30b	1368	-do-	-do-	0.01
30c	1370	-do-	-do-	0.05
30d	1371	-do-	-do-	0.05
SUB TOTAL				0.12
31a	1364	1110	Elastic Developers Private Limited	0.01
31b	1368	-do-	-do-	0.01
31c	1370	-do-	-do-	0.05
31d	1371	-do-	-do-	0.05
SUB TOTAL				0.12
32a	1364	1111	Effort Construction Private Limited	0.01
32b	1368	-do-	-do-	0.01
32c	1370	-do-	-do-	0.05
32d	1371	-do-	-do-	0.05
SUB TOTAL				0.12
33a	1364	1112	Evershine Procon Private Limited	0.00
33b	1368	-do-	-do-	0.00
33c	1370	-do-	-do-	0.05
33d	1371	-do-	-do-	0.04
SUB TOTAL				0.09
34a	1372	1127 & 1165	Induct Developers Private Limited	0.08
SUB TOTAL				0.08
35a	1372	1128 & 1163	Index Buildcon Private Limited	0.08
SUB TOTAL				0.08
36a	1372	1129 & 1166	Isolate Procon Private Limited	0.09
SUB TOTAL				0.09
37a	1372	1130 & 1164	Insist Realcon Private Limited	0.09
SUB TOTAL				0.09
38a	1385	1116/1	Identical Builders Private Limited	0.05
38b	1385/1712	-do-	-do-	0.02
38c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.09
39a	1385	1117/1	Eminent Devcon Private Limited	0.05
39b	1385/1712	-do-	-do-	0.02
39c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.09

Attach on link
failures

by G. Bansal

Raj

40a	1385	1118/1	Immortal Builders Private Limited	0.05
40b	1385/1712	-do-	-do-	0.02
40c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.09
41a	1385	1119/1	Wise Developers Private Limited	0.05
41b	1385/1712	-do-	-do-	0.02
41c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.09
42a	1385	1120/1	Elfin Buildcon Private Limited	0.05
42b	1385/1712	-do-	-do-	0.02
42c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.09
43a	1385	1121/1	Impitety Devcon Private Limited	0.05
43b	1385/1712	-do-	-do-	0.03
43c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.10
44a	1385	1122/1	Invention Developers Private Limited	0.05
44b	1385/1712	-do-	-do-	0.03
44c	1435/1718	-do-	-do-	0.01
SUB TOTAL				0.09
45a	1385	1123/1	Wily Developers Private Limited	0.05
45b	1385/1712	-do-	-do-	0.03
45c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.10
46a	1385	1124	Immence Developers Private Limited	0.04
46b	1385/1712	-do-	-do-	0.02
46c	1435/1718	-do-	-do-	0.02
SUB TOTAL				0.08
47a	1385	1114	Endorse Realcon Private Limited	0.09
47b	1386	-do-	-do-	0.01
SUB TOTAL				0.10
48a	1385	1115	Effort Devcon Private Limited	0.08
48b	1386	-do-	-do-	0.01
SUB TOTAL				0.09
49a	1385	1116	Intent Devcon Private Limited	0.09
49b	1386	-do-	-do-	0.01
SUB TOTAL				0.10
50a	1385	1117	Woodland Realestate Private Limited	0.09
50b	1386	-do-	-do-	0.01
SUB TOTAL				0.10
51a	1385	1118	Earthy Dealcom Private Limited	0.09
51b	1386	-do-	-do-	0.01
SUB TOTAL				0.10
52a	1385	1119	Embark Procon Private Limited	0.08
52b	1386	-do-	-do-	0.01
SUB TOTAL				0.09
53a	1385	1120	Index Construction Private Limited	0.08
53b	1386	-do-	-do-	0.01
SUB TOTAL				0.09
54a	1385	1121	Welsome Developers Private Limited	0.075
54b	1386	-do-	-do-	0.015
SUB TOTAL				0.09
55a	1385	1122	Imperial Procon Private Limited	0.09
55b	1386	-do-	-do-	0.01

Batch @ *knk* *lg* *gt* *the* *Dr*
failings *Co. Bansa* *Raj*

SUB TOTAL				0.10
56a	1326	1226	Everlink Housing Private Limited	0.09
SUB TOTAL				0.09
57a	1326	1227	Panji Griha Nirman Private Limited	0.06
SUB TOTAL				0.06
58a	1326	1228	Abhieeru Complex Private Limited	0.09
SUB TOTAL				0.09
GRAND TOTAL				5.48

(Hatch) @ bank of Gt in
 jalang Cr. Bansal Ruj. 02

(3)

Continuation page for Plan

... INCORPORATED PRIVATE LIMITED

Gaurav Bansal

... PRIVATE LIMITED

Gaurav Bansal

[Signature]

... PRIVATE LIMITED

Gaurav Agarwal

Jalendra Kumar

... PRIVATE LIMITED

A. S. Jha

Designated Partner



Finger prints of the executant



Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant














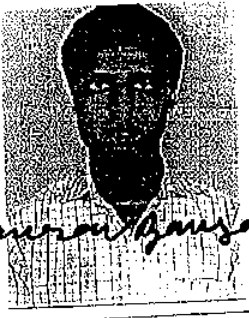










Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












Finger prints of the executant



Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little











<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



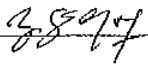


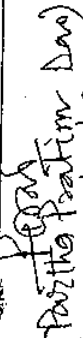
Finger prints of the executant



A.

				
Little	Ring	Middle (Left Hand)	Fore	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring	Little

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
10	Mr Gourav Kumar Agarwal 176/B, Dharmatalla, Salkia, P.O:- Salkia, P.S:- Malipanchghara, Howrah, District:- Howrah, West Bengal, India, PIN - 711106	Representative of Land Lord [PANJI GRIHA NIRMAN PRIVATE LIMITED]			 Gourav Agarwal 25/5/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Partha Pratim Das Son of Mr Manas Ranjan Das. Usha Villa, 38/3. Raypur Road (Raipur), P.O:- Rejent Estate, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700092	Mr Raj Kumar Jalan, Mr Apurva Salarpuria, Mr Nihar Ranjan Nayak, Mr Jaiprakash Madhogaria, Mr Krishna Murari Kejriwal, Ms Saileena Sarkar, Mr Kaustav Hota, Mr Kripali Mahto, Mr Gaurav Bansal, Mr Gourav Kumar Agarwal			 Partha Pratim Das 25/05/19.

(Tridip Misra)

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




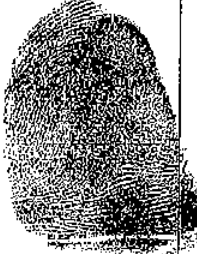
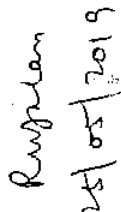
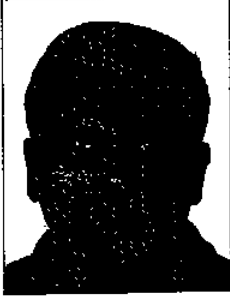


Government of West Bengal



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

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

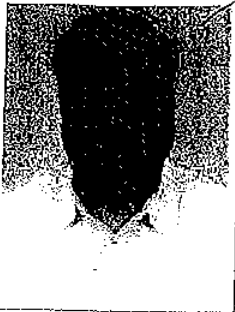


Signature / LTI Sheet of Query No/Year 19040000786572/2019

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



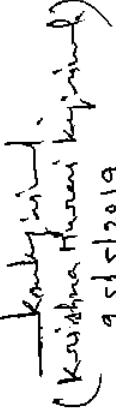
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Raj Kumar Jalan 1A, Deodar Street, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [EVERLIN K BUILDER S PRIVATE LIMITED]		 3843	 25/05/2019
2	Mr Apurva Salarpuria 5, Chittaranjan Avenue, 1st Floor, P.O:- Princep Street, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072	Representative of Developer [SALARPURIA SIGNUM COMPLEX LLP]		 3900	 25/05/2019
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

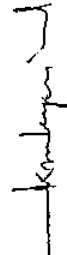
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Nihar Ranjan Nayak Salarpuria Jajodia Co, 7, C.R. Avenue, P.O:- Princep Street, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN - 700072	Representative of Land Lord [SALONA REALEST ATES PRIVATE LIMITED] ,[SAFFOR N PROJECT S PRIVATE LIMITED] ,[ISOLATE INFRA PROJECT S PRIVATE LIMITED] ,[ISOLATE BUILDCO N PRIVATE LIMITED] ,[IVORY ENCLAVE PRIVATE LIMITED] ,[ISOLATE PROCON PRIVATE LIMITED]		<i>3896</i> 	<i>Nihar Ranjan Nayak.</i> <i>25.05.2019.</i>

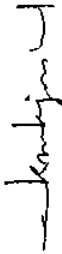
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Jaiprakash Madhogaria 115A, Raja Ram Mohan Roy Sarani, P.O:- Krishna Nagar, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700009	Represent ative of Land Lord [[INDUCT INFRAPR OJECT PRIVATE LIMITED] ,[INDUCT REALEST ATE PRIVATE LIMITED]		 3895	 25-5-19
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Krishna Murari Kojriwal 53, Vivekananda Road, P.O:- Beadon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [ARTH DEVCON PRIVATE LIMITED] ,[ENDORSE BUILDERS PRIVATE LIMITED] ,[WELSO ME CONSTRUCTION PRIVATE LIMITED] ,[INCREDIBLE DEVCON PRIVATE LIMITED] ,[WAKEFUL INFRA PROJECTS PRIVATE LIMITED] ,[GOODFAITH DEVELOPERS PRIVATE LIMITED] ,[IVORY COMPLEX PRIVATE LIMITED] ,[INCREDIBLE PROCON PRIVATE		<p>3896</p> 	<p>  (Krishna Murari Kojriwal) 25/5/2019 </p>

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		LIMITED] ,ELECT DEVCON PRIVATE LIMITED] ,WEIGHT Y DEVCON PRIVATE LIMITED] ,EFFORT CONSTR UCTION PRIVATE LIMITED] ,INSIST REALCO N PRIVATE LIMITED] ,IDENTIC AL BUILDER S PRIVATE LIMITED] ,WISE DEVELOP ERS PRIVATE LIMITED] ,ELFIN BUILDCO N PRIVATE LIMITED] ,WILY DEVELOP ERS PRIVATE LIMITED] ,EFFORT DEVCON PRIVATE LIMITED]			 25/5/2019

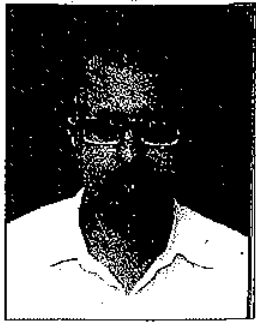

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[INTENT DEVCON PRIVATE LIMITED] [WOODL AND REALEST ATE PRIVATE LIMITED] [EARTHY DEALCO M PRIVATE LIMITED]			 25/05/2019
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date




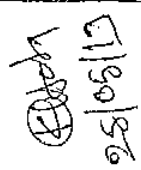


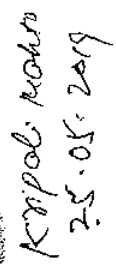



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Ms Saileena Sarkar 80/C/22, G.T. Road, West Serampore, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712203	Representative of Land Lord [WELSON REAL ESTATE PRIVATE LIMITED] [WONDER REALCON PRIVATE LIMITED] [WELCOME DEVCON PRIVATE LIMITED] [WEIGHTY BUILDERS PRIVATE LIMITED] [WARP INFRAPROJECTS PRIVATE LIMITED] [WELCOME DEVELOPERS PRIVATE LIMITED] [ABHIRU COMPLEX PRIVATE LIMITED]		3898 	 25/5/19

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Kaustav Hota Village Kulapara, P.O:- Kotbard, P.S:- Chandipur, District:-Purba Midnapore, West Bengal, India, PIN - 721633	Representative of Land Lord [INTENT BUILDCO N PRIVATE LIMITED] [IMPROVE REALCO N PRIVATE LIMITED] [INSPIRE DEVCON PRIVATE LIMITED] [INTENT CONSTRUCTION PRIVATE LIMITED] [ENABLE BUILDERS PRIVATE LIMITED] [INDUCT DEVELOPERS PRIVATE LIMITED] [INDEX BUILDCO N PRIVATE LIMITED] [EMINENT DEVCON PRIVATE LIMITED] [IMMORTAL		<p>2899</p> 	<p>(Kaustav Hota) 25/05/2019</p>

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		BUILDER S PRIVATE LIMITED] ,[IMPIETY DEVCON PRIVATE LIMITED] ,[IMMENC E DEVELOP ERS PRIVATE LIMITED] ,[ENDOR SE REALCO N PRIVATE LIMITED] ,[EMBARK PROCON PRIVATE LIMITED] ,[INDEX CONSTR UCTION PRIVATE LIMITED] ,[IMPERIA L PROCON PRIVATE LIMITED] ,[EVERNE W PROPER TIES PRIVATE LIMITED] ,[ELASTIC DEVELOP ERS PRIVATE LIMITED]			 (Kaushik Hegde) 25/05/2019

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[EVERSHINE PROCON PRIVATE LIMITED]			 6/19/19
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Kripali Mahto Sapamaran Radhanwar, Village-Sapamaran, P.O:- Sapamaran, P.S:- GIRIDH TOWN, District:- Giridih, Jharkhand, India, PIN - 825412	Representative of Land Lord [INVENTION ON INFRAPROJECTS PRIVATE LIMITED] [INVENTION DEVELOPERS PRIVATE LIMITED]		 3901	 Kripali Mahto 6/25.05.2019
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Gaurav Bansal 30, Sodepur, 1st Lane, Flat No: 11,3rd Floor, P.O:- Haridevpur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082	Representative of Land Lord [EVERLINK HOUSING PRIVATE LIMITED]		 3902	 Gaurav Bansal 6/25.05.2019

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2019, Page from 241190 to 241376
being No 190405435 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.08.01 11:43:56 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 01-06-2019 11:43:32
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)