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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Handwritten signature

Additional District Sub-Registrar,
 Rajahat, New Town, North 24-Pgs

05 OCT 2015

This Development Agreement is made on the 30th day of March 2015, ("Agreement") being supplemental to the Development Agreement dated 29th day of June, 2012, executed BETWEEN

19)668

DISPLAY VIIMAY PVT. LTD.
"LOHANUKANIKET"
C-9, 23, Hastri Bagun Dashbandhu Nagar
VIP Road, Bagmati, Kolkata-700 089

24 JAN 2015

Syhamme



13362

Syhamme



13363

[Handwritten signature]



Additional District Superintendent
Rajarata, New Town, North 24 P.S.

24 SEP 2015

[Handwritten notes:]
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& serial 1
lat 1

1. **FLOWERS VINIMAY PRIVATE LIMITED**, (PAN NO. AABCF6201G), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FIRST PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FIRST PART**;
2. **GALLANT VANIJYA PRIVATE LIMITED**, (PAN NO. AADCG5850C), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SECOND PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SECOND PART**;
3. **GALLANT VINTRADE PRIVATE LIMITED**, (PAN NO. AAECG2343P), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **THIRD PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **THIRD PART**;
4. **LINKWISE VINIMAY PRIVATE LIMITED**, (PAN NO. AACCL0226E), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FOURTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FOURTH PART**;
5. **SIMPLE DEALMARK PRIVATE LIMITED**, (PAN NO. AAOCS9491E), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FIFTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FIFTH PART**;

6. **SITARAM VINCOM PRIVATE LIMITED**, (PAN NO. AAOCS9494B), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SIXTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SIXTH PART**;
 7. **SOFTLINK SUPPLIERS PRIVATE LIMITED**, (PAN NO. AAPCS7509C), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SEVENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SEVENTH PART**;
 8. **SURYAKIRAN VANIJYA PRIVATE LIMITED**, (PAN NO. AAKCS9386C), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **EIGHTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **EIGHTH PART**;
- AND**
9. **DISPLAY VINIMAY PRIVATE LIMITED**, (PAN NO. AACCD3498G), a Company, incorporated under the Companies Act 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by its Authorised Signatory **Mr. Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, hereinafter called "the **DEVELOPER**" (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **NINTH PART**;

Each of the parties to the Agreement, of the First Part to the Eighth Part is hereinafter individually referred to as "the **OWNER**" and collectively and/or jointly as "the **OWNERS**". Each of the parties to the Agreement, including the Owners and the Developer are hereinafter individually referred to as "the **Party**" and jointly and/or collectively as "the **Parties**".

WHEREAS:

- A. The Owners are the sole and absolute owners of the plots of lands owned by them i.e. **ALL THAT** piece or parcel of land admeasuring 74.8222 (Seventy Four point Eight Thousand Two Hundred Twenty Two) Decimal, more or less, lying and situate at Mouza Atghara, J.L. No. 10, comprised in various R.S./ L.R. Dags, recorded in various Khatians, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat, District North 24 Parganas, hereinafter for the sake of brevity referred to as "**Schedule-A Land**", free from all encumbrances. The ownership of each of the Owner in the Schedule-A Land is more fully detailed in the **FIRST SCHEDULE** hereunder written.
- B. By virtue of a Development Agreement dated 29th June, 2012, duly registered at the Office of the Additional District Sub-Registrar, at Bidhan Nagar, Salt Lake City and recorded in Book - I, CD Volume No. 2, Pages from 6673 to 6693, Being No. 01114 for the year 2012, (hereinafter for the sake of brevity referred to as "**Said Development Agreement**"), the Owners herein, along with some other lands owned by some other landowners, transferred the full right, capability and authority to develop the Schedule-A Land to the Developer, on such terms and in such manner more fully mentioned therein ("**Development Rights**").
- C. Further as the **Schedule-A Land** for which development right was granted by the **Said Development Agreement**, was not a continuous parcel of land capable of beneficial and full development, the Owners herein have agreed, to grant development right in respect of the piece or parcel of land, more fully described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-B Land**", in substitution of the piece or parcel of land, more fully described in the **THIRD SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-C Land**", with a view to make the land over which development right is granted to the Developer, a continuous piece of land capable of beneficial and full development.
- D. The Parties are hence, desirous of recording the terms and conditions, representations, warranties, covenants and principles on which such transfer shall take place.
- E. For all practical purposes, this Agreement shall be treated as part and parcel of the Said Development Agreement.
- F. Beside the amendments made in this agreement, all other terms and conditions including the considerations, mentioned in the said Development agreement shall remain unchanged, valid, subsist and binding on the parties herein.

NOW this Agreement witnesseth and the Parties hereto agree as follows:

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions:**

"Agreement" means this Supplemental Development Agreement of transfer together with all its schedules, annexure, exhibits etc. as may be attached herein;

"Development Rights" shall mean any and all rights contained hereunder and/or in the Said Development Agreement.

"Encumbrance" means any encumbrance including, without limitation, any claim, deed of trust, security interest, title defect, title retention agreement, lease, mortgage, pledge, charge, hypothecation, lien, deposit by way of security, option interest, beneficial ownership (including usufruct and similar entitlements), encroachment, public right, easement, common right, way leave, any voting agreement, interest, option, right of first offer, first, last or other refusal right, or transfer restriction in favour of any Person, any adverse claim as to title, possession or use, any provisional or executorial attachment and any other interest held by a third Person or any agreement, arrangement or obligation to create any of the foregoing;

"Schedule-A Land" means the immovable property comprised of various R.S./ L.R. Dag numbers as more fully and particularly described in the **FIRST SCHEDULE** hereunder written;

"Schedule-B Land" means the immovable property comprised of various R.S./ L.R. Dag numbers and that has been acquired by the Owners so as to grant the Development Rights of such land to the Developers, as more fully and particularly described in the **SECOND SCHEDULE** hereunder written;

"Schedule-C Land" means the immovable property, being portion of the **Schedule-A Land** comprised of various R.S./ L.R. Dag numbers, not being contiguous parcels of land and incapable of proper and beneficial development thus Development Rights thereof, which had been given to the Developer, cancelled by the Owners by an Agreement dated 30th August, 2012 and also by this document, more fully and particularly described in the **THIRD SCHEDULE** hereunder written;

1.2 **Interpretation**

In this Agreement, unless the context otherwise requires:

- the headings are inserted for ease of reference only and shall not affect the construction or interpretation of this Agreement;
- references to one gender shall include all genders;

- any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted and includes all orders made under such enactment;
- words in the singular shall include the plural and vice versa;
- any reference to Article, Clause, Schedule or Exhibit shall be deemed to be a reference to an article, clause, schedule or exhibit of this Agreement;
- references to an agreement or document shall be construed as a reference to such agreement or document as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document and, if applicable, of this Agreement with respect to the amendments;
- any reference to a document in the agreed form is to a document in a form agreed between the Parties and initialed for the purpose of identification by or on behalf of each of them (in each case with such amendments as may be agreed by or on behalf of the Parties).
- the words include, including and in particular shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- no provision of this Agreement shall be interpreted in favor of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof;
- references to days, months or years are to Gregorian days, months and calendar years respectively;
- Recitals, Schedules, Exhibits and Annexures form an integral and operative part of this Agreement;
- where any act, matter or thing is acquired by this Agreement to be performed or carried out on a certain day and that day is not a business day then that act, matter or thing shall be carried out or performed on the next following business day;
- where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings; and

2. REPRESENTATIONS AND WARRANTIES

2.1 Each of the Owners hereby jointly and severally, represents and warrants that, as on the execution of this Agreement:

- (i) The Owners have clear and marketable right, title and interest to the Schedule-B Land, free and clear of all encumbrances, and the Owners are the recorded owners of the Schedule-B Land in the revenue records maintained by the office of the Registrar and no other Person has any right, title, interest and/ or claim of

whatsoever nature in or upon the Schedule-B Land and there are no legal impediments for the Developer to develop the Schedule-B Land.

- (ii) That all necessary resolutions have been passed by the Owners authorizing and permitting the execution of this Agreement and also the Power of Attorney as contemplated in this Agreement and the Said Development Agreement in favour of the Developer.
- (iii) The execution, delivery and performance of this Agreement by the Owners will not and does not constitute a breach of any statute, judgment or decree by which the Owners are/is bound, or any contract, arrangement or understanding to which the Owners are/is bound, and/or this Agreement.
- (iv) None of the Owners is not insolvent and is not aware of any circumstances that may render the Owners insolvent in the future.
- (v) The Owners have not initiated any legal proceedings or any claims in pursuance of the Development Rights and/ or in relation to the Schedule-B Land.
- (vi) The Schedule-B Land is free of all encumbrances.
- (vii) The Owners have not entered into any agreement for sale, estate contract, agreement to sell, development agreements, collaboration agreements, construction contract, or other similar or analogous agreements, or arrangements for alienation or any other arrangement for development of the Schedule-B Land or any part thereof, in any manner whatsoever, where under any third Person has a contractual right or obligation or commitment to acquire an estate or interest in the Schedule-B Land, or which may hinder the consummation of the transactions contemplated under or defeat the purpose of this Agreement, nor has it issued any power of attorney or any other authority, oral or otherwise empowering any other Person to deal with the Schedule-B Land in any manner.

3. **AMENDMENTS TO THE SAID DEVELOPMENT AGREEMENT, detailed hereunder:**

- 3.1 By these presents, the Owners grants the development right in respect of the pieces or parcels of land, more fully described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-B Land**", in substitution of the pieces or parcels of land, more fully described in the **THIRD SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-C Land**", with a view to make the land over which development right is granted to the Developer, a continuous piece of

land capable of beneficial and full development, without any extra consideration and/or benefit therefore.

- (a) The Owners agree that the Developer shall be free to develop the Schedule-B Land in such manner it deem fit and proper, in its absolute discretion as is considered expedient by it but subject to and in accordance with the conditions, instructions, directions etc. issued by the State Government as condition for grant of Development Rights.
- (b) The Owners also agree that the Schedule-B Land will be developed by the Developer entirely at its own cost and expenses and the Owners shall not be liable for any share of deficiency or losses or be entitled to any share of surplus or profits, as the case may be, that may be incurred/made on the development and marketing/sale of the Schedule-B Land, complexes, homes etc.
- (c) The Owners hereby permit and grant to the Developer and the Developer hereby accepts from the Owners, the exclusive right to develop and exploit commercially the Schedule-B Land, in such manner as the Developer deems fit and proper.

3.2 The grant of Development Rights, amongst others does include-

- (a) the right to use the entire sanctioned/ sanctionable area of the Schedule-B Land in the manner and to the extent as may be permitted by the relevant provisions of relevant statutes for the item being in force;
- (b) benefit of all exemptions, approvals, orders under Urban Land (Ceiling & Regulation) Act, 1976 and all other statutory approvals and permissions obtained or that may be obtained in respect of the Schedule-B Land; and
- (c) right to appropriate the sale proceeds of the building/buildings to be constructed at the Schedule-B Land or any other space benefits rights privileges therein or thereat, subject to complying with the terms hereof.

3.3 Subject to the terms hereof, the Developer shall or may at all times hereafter develop and the Schedule-B Land and peaceably and quietly enter in the Schedule-B Land as licensee and enjoy the Schedule-B Land and the benefits, advantages and rights thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Owners or any of them or any Person or Persons claiming under them.

3.4 By these Presents, the Owners cancel the Development Rights given to the Developer to develop the pieces of land comprised in Schedule-C Land.

- (a) By virtue of the Said Development Agreement, the Owners had given development rights to develop the Schedule-A Land to the Developer, some pieces or parcels of which is not a continuous parcel of land and capable of beneficial use and full development (which is described herein as Schedule-C Land), thus the Owners by virtue of a agreement dated 30th August, 2012 and also by this document, cancels the Development Rights in the Schedule-C Land which was granted in favour of the Developer, as per the terms and conditions of this Agreement and the Developer herein admit and accept the same.
- (b) The Owners are free to use and enjoy its right, title and interest in the Schedule-C Land, in the manner, it deems fit and proper, without becoming liable to the Developer in any manner, whatsoever or howsoever.

4. COVENANTS AND UNDERTAKINGS

- 4.1 The Owners hereby agree, undertake and covenant that they shall continue to be the legal owners of the Schedule-B Land and shall not do any act, deed, thing or matter that may in anyway affect or prejudice the rights and interests of the Developer in the Schedule-B Land or the Developer's licence to enter and to do development work on the Schedule-B Land.

5. DISPUTE SETTLEMENT

- 5.1 Any dispute, controversies or difference arising out of, in relation to or in connection with this Agreement, including any questions regarding its existence, validity, interpretation or breach ("**Disputes**") shall be settled by mutual discussions between the Parties.
- 5.2 If after the expiry of 30 (Thirty) days from when the Dispute first arose, the Parties are unable to settle the same between themselves, then either Party can invoke arbitration and the Dispute shall be referred to and be finally and exclusively settled between the Parties by arbitration. The arbitration will be conducted by a sole arbitrator appointed with the mutual consent of the Parties and shall be conducted in Kolkata in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
- 5.3 The language of the arbitration shall be English.
- 5.4 The arbitrator's fees and arbitration expenses shall be borne by the Party against whom the award is finally given. Costs shall be at the discretion of the arbitrator. Each Party will, in the event that not costs are awarded, bear their respective costs.

6. **MISCELLANEOUS**

6.1 **Governing law and jurisdiction**

This Agreement is made under and shall be governed by and construed, for all purposes, in accordance with the laws of India. Subject to the provisions of Clause 5 above, the Courts in Kolkata shall have the exclusive jurisdiction in respect of any legal action or proceedings arising out of this Agreement and/or for purposes of granting injunctive relief and for purposes of giving effect to the arbitration award in terms of Clause 5 of this Agreement.

6.2 **Notices**

Except as may be otherwise provided herein, all notices, requests, waivers and other communications made pursuant to this Agreement shall be in writing and signed by or on behalf of the Party giving it. Such notice shall be served by sending it by fax or hand delivery or mail or courier or email as per the particulars set forth. In each case it shall be marked for the attention of the relevant Party set forth below. Any notice so served shall be deemed to have been duly given:

- (i) In case of delivery by hand, when hand delivered to the other Party;
- (ii) When sent by mail, where 7 (seven) business days have elapsed after the deposit in the mail postage prepaid; and
- (iii) When delivered by courier on the second business day, after deposit with an overnight delivery service, provided that the sending Party receives a confirmation of delivery from the delivery service provider;
- (iv) A Party may change or supplement the addresses, or designate additional addresses, for the purposes of this Clause by giving the other Party written notice of the new address.

6.3 **Entire Agreement**

This Agreement is supplemental to the Said Development Agreement. Besides all as aforesaid in this Agreement, all other terms and condition and obligations, as mentioned in the Said Development Agreement, shall be same and binding on both the parties. SAVE the Said Development Agreement, no other agreements or understandings shall survive on the execution and delivery of this Agreement by the Parties.

6.4 **Amendment**

No provision, term or condition of this Agreement may be amended, varied or modified except by an agreement in writing signed by the Parties hereto.

6.5 **Relationship between the Parties**

The Parties hereby agree and confirm that, this Agreement nor any action taken by the Owners hereunder shall constitute between the Owners and the Developer a partnership, association of persons, joint venture or other common enterprise.

6.6 Stamp duty and other costs

All stamp duty, other payments to be made and other costs and expenses incurred in connection with the execution, performance and delivery of this Agreement shall be borne by the Developer.

6.7 Further Assurances

Each of the Parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Agreement, including, without limitation, any and all actions necessary or appropriate to effectuate the transfer of the Said Land and constructions to be made thereon.

6.8 Binding Effect

This Agreement and its provisions will be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, affiliates and personal representatives.

THE FIRST SCHEDULE

(the Schedule- A Land)

ALL THAT piece or parcel of land containing an area of 74.8222 Decimals, more or less, situate lying and comprised in various R.S./ L.R. Dag Nos., recorded in various Khatians, in Mouza- Atghora, J.L. No.10, P.S. Rajarhat, in the District of North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the owners in the manner detailed hereunder:

Sl. No.	Name of Company	RS/ LR Dag No.	Total Pur. Area (in decimal)
1.	Flowers Vinimay Private Limited, L.R. Khatian No. 2206	507	0.267
		508	0.2380933
		509	0.4973533
		525	0.33
		530	0.23763
		549	0.01346
		550	1.667
		708	3.1663
		709	1.11
		720	0.634903
		723	1.467
		729	0.267
		730	0.1586033
			Total:

2.	Gallant Vanijya Private limited, L.R. Khaitan No. 1862	508	1.675
		530	1.36125
		549	0.01346
		550	1.675
		709	1.875
		721	2.625
		Total:	9.22471
3.	Gallant Vintrade Private limited, L.R. Khaitan No. 1978	524	0.15625
		529	0.9375
		532	4.765625
		539	1.328125
		549	0.01346
		554	0.46875
		555	2.109375
		Total:	9.779085
4.	Linkwise Vinimay Private limited, L.R. Khaitan No. 1976	524	0.15625
		529	0.9375
		532	4.765625
		539	1.328125
		549	0.01346
		554	0.46875
		555	2.109375
Total:	9.779085		
5.	Simple Dealmark Private Limited, L.R. Khatian No. 2208	507	0.266
		508	0.2380933
		509	0.4973533
		525	0.33
		530	0.23763
		549	0.01346
		550	1.666
		708	3.1663
		709	1.11
		720	0.634903
		723	1.466
		729	0.266
		730	0.1586034
Total	10.050343		

6.	Sitaram Vincom Private Limited, L.R. Khatian No. 2207	507	0.266
		508	0.2380933
		509	0.4973533
		525	0.34
		530	0.23763
		549	0.01346
		550	1.666
		708	3.1663
		709	1.11
		720	0.634903
		723	1.467
		729	0.267
		730	0.1586033
		Total	10.0623429
7.	Softlink Suppliers Private Limited, L.R. Khatian No. 1977	524	0.15625
		529	0.9375
		532	4.765625
		539	1.328125
		549	0.01346
		554	0.46875
		555	2.109375
		Total:	9.779085
8.	Suryakiran Vanijya Private Limited, L.R. Khatian No. 2001	508	0.2866
		509	0.5733
		530	0.2
		549	0.01346
		709	0.74
		720	3.4266
		730	0.8532
		Total:	6.09316

THE SECOND SCHEDULE
(the Schedule- B Land)

ALL THAT piece or parcel of land containing an area of **4.7077** Decimals, more or less, lying and situated at Mouza- Atghora, J.L. No.10, comprised in various R.S./ L.R. Dag Nos., recorded in various Khatians , within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat presently Baguiati, District- North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the Owners in the manner detailed hereunder:

Sr. No.	Name of the Owner	Area of land (in Decimals)	R.S./ L.R. Dag Nos.
1	Flowers Vinimay Private Limited, L.R. Khatian No. 2206	1.0109	556
2	Gallant Vanijya Private limited, L.R. Khaitan No. 1862	1.6750	556
3	Simple Dealmark Private Limited, L.R. Khatian No. 2208	1.0109	556
4	Sitaram Vincom Private Limited, L.R. Khatian No. 2207	1.0109	556

THE THIRD SCHEDULE
(the Schedule- C Land)

ALL THAT piece or parcel of land containing an area of 7.5910 (Seven point Five Nine One Zero) Decimal, more or less, lying and situated at Mouza- Atghora, J.L. No.10, comprised in various R.S./ L.R. Dag Nos., recorded in various Khatians, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat presently Baguiati, District- North 24-Parganas, owned by the owners in the manner detailed hereunder:

Sr. No.	Name of the Owner	Area of land (in Decimals)	R.S./ L.R. Dag Nos.
1	Flowers Vinimay Private Limited; L.R. Khatian No. 2206	0.267	507
		0.2381	508
		0.4974	509
		0.33	525
		0.15860	730
2	Gallant Vanijya Private limited, L.R. Khaitan No. 1862	1.675	508
3	Gallant Vintrade Private limited, L.R. Khaitan No. 1978	0.15625	524
4	Linkwise Vinimay Private limited, L.R. Khaitan No. 1976	0.15625	524
5	Simple Dealmark Private Limited. L.R. Khatian No. 2208	0.266	507
		0.2381	508
		0.4973	509
		0.33	525
		0.15860	730
6	Sitaram Vincom Private Limited, L.R. Khatian No. 2207	0.266	507
		0.2381	508
		0.4973	509
		0.34	525
		0.15860	730
7	Softlink Suppliers Private Limited, L.R. Khatian No. 1977	0.15625	524
8	Suryakiran Vanijya Private Limited, L.R. Khatian No. 2001	0.1129	508
		0.8532	730

IN WITNESS WHEREOF the Parties hereto have executed this Agreement on the 30th day of March, 2015 first hereinabove written.

Signed, Sealed and Delivered by the **OWNERS** at Kolkata in the presence of:

Prasenjit Nandi
S/o Sushil Nandi
GUNA Kalinagar
Co. B - 743704

Sandip Dutta
Gate Bishwanath Dutta
Dum Dum cantonment
cal-28.

For and on behalf of:	
1	FLOWERS VINIMAY PVT LTD
2	GALLANT VANUVA PVT LTD
3	GALLANT VINTRADE PVT LTD
4	LINKWISE VINIMAY PVT LTD
5	SIMPLE DEALMARK PVT LTD
6	SITARAM VINCOM PVT LTD
7	SOFTLINK SUPPLIERS PVT LTD
8	SURYAKIRAN VANUVA PVT LTD
Authorised Signatory	
✓	 (VIKASH DIWAN)

Signed, Sealed and Delivered by the **DEVELOPER** at Kolkata in the presence of:

Sandip Dutta
Gate Bishwanath Dutta
Dum Dum cantonment
cal-28.

DISPLAY VINIMAY PVT. LTD


Authorised Signatory (Director)

Prasenjit Nandi
S/o Sushil Nandi
GUNA Kalinagar
Co. B - 743704

























Under the instructions of the abovesigned client drafted by me

A. K. Nayak
Adv

1534/11

Calcutta

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SUNIL KR LOHARUKA D C 9/28 S BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	FLOWERS VINIMAY PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AABCF6201G.; Status : Organization
2	GALLANT VANIJAY PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AADCH5850C.; Status : Organization
3	GALLANT VITRADE PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAECG2343P.; Status : Organization
4	LINKWISE VINIMAY PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AACCL0226E.; Status : Organization
5	SIMPLE DEALMARK PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAOCSS9491E.; Status : Organization
6	SITARAM VINCOM PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAOCSS9494B.; Status : Organization
7	SOFTLINK SUPPLIERS PVT LTD GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAPCS7509C.; Status : Organization

Land Lord Details

Name, Address, Photo, Finger print and Signature

BURYAKIRAN VANIJAY PVT LTD

GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAKCS9386C;; Status : Organization; Represented by their (1-8) representative as given below:-

Mr VIKAS DIWAN

1 DIAMOND MURARI LAL RD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700036Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 30/03/2015; Date of Admission : 24/09/2015; Place of Admission of Execution : Pvt. Residence

Developer Details

Name, Address, Photo, Finger print and Signature

DISPLAY VINIMAY PVT LTD

GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AACCD3498G.; Status : Organization; Represented by representative as given below:-

Mr SUNIL KR LOHARUKA

D C 9/28 S BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/03/2015; Date of Admission : 24/09/2015; Place of Admission of Execution : Pvt Residence

B. Surety Details**Identifier Details**

Identifier Name & Address	Identifier of	Signature
G C PAL Son of Late G C PAL BAGUIATI, P.O:- BAGUIATI, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.	Mr VIKAS DIWAN, Mr SUNIL KR LOHARUKA	

C. Selected Property Details**Land Details**

Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing – Dosodrone) , Mouza: Dasadrone	RS Plot No:- 556 , RS Khatian No:- 2206	4.7077 Dec	1/-	91,30,085/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Land Lord to Developer

Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

Transfer of Property from Land Lord to Developer

Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
FLOWERS VINIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
ELLANT VANIJAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
ELLANT VITRADE PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
ELVISE VINIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
EMPLE DEALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
GRAM VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.588462	12.5
LINK SUPPLIERS PVT	DISPLAY VINIMAY PVT LTD	0.588462	12.5
RYAKIRAN VANIJAY PVT	DISPLAY VINIMAY PVT LTD	0.588462	12.5

Applicant Details

Details of the applicant who has submitted the requisition form

Name	K AGARWAL
	BAGUIATI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
Status	Advocate

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152311124 / 2015

No/Year	15231000276198/2015	Serial no/Year	1523011127 / 2015
No/Year	I - 152311124 / 2015		
Nature of Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SUNIL KR LOHARUKA	Presented At	Private Residence
Date of Execution	30-03-2015	Date of Presentation	24-09-2015

(No entry in Succession Register)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

10/2015

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

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

Mode of Fees

Mode that required Registration Fees payable for this document is Rs 210/- (E = Rs 210/-) and Registration Fee paid by Cash Rs 210/-

Mode of Stamp Duty

Mode that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 10,020/-, by Stamp Rs 100/-

Mode of Stamp

Mode 100/- is paid on Impressed type of Stamp, Serial no 117668, Purchased on 24/01/2014, Vendor named P. K. GHOSH.

Mode of Draft

Mode 10,020/- is paid, by the Draft(8554) No: 720364000405, Date: 29/09/2015, Bank: STATE BANK OF INDIA, 1, Market Road.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

2015

ate of Market Value(WB PUVI rules of 2001) ,

d that the market value of this property which is the subject matter of the deed has been assessed at Rs

-/-

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R, RAJARHAT

North 24-Parganas, West Bengal

2015

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

nd for registration at 09:10 hrs on : 24/09/2015, at the Private residence by Mr SUNIL KR

LUKA ..

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

is admitted on 24/09/2015 by

AS DIWAN AUTHORISED SIGNATORY, FLOWERS VINIMAY PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, GALLANT VANIJAY PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, GALLANT VITRADE PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, LINKWISE VINIMAY PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, SIMPLE DEALMARK PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, SITARAM VINCOM PVT LTD, GREEN VISTA ATGHARA,
GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, SOFTLINK SUPPLIERS PVT LTD, GREEN VISTA
A, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AS DIWAN AUTHORISED SIGNATORY, SURYAKIRAN VANIJAY PVT LTD, GREEN VISTA
, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

y Mr D PAL, Son of Late G C PAL, BAGUATI, P.O: BAGUIATI, Thana: Baguiati, , North 24-
WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others

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

is admitted on 24/09/2015 by

KR LOHARUKA AUTHORISED SIGNATORY, DISPLAY VINIMAY PVT LTD, GREEN VISTA

, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

By Mr D PAL, Son of Late G C PAL, BAGUATI, P.O: BAGUIATI, Thana: Baguiati, , North 24-
WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

Registered in Book - I

Deed Number 1523-2015, Page from 150760 to 150785

Deed No. 152311124 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.10.09 11:33:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09-10-2015 11:33:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)