

(M)

SL. No. 16 of 2011

-: Notarial Certificate :-

TO ALL MEN THESE PRESENTS SHALL Come, I, MD. TAUHID ANWAR appointed by the Government of India as a NOTARY being authorised to practice as such in and throughout KOLKATA in the state of West Bengal within union of India do hereby verify, authenticate certify attest as under the execution of the instrument, do hereby declare that the paper writing collectively Marked A annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants (S)

*Original Development Agreement
West Bengal Housing Board
at 105 S. N. Banerjee Road New Town
as per*

Here after referred to as the executants (S) on this 11 MAR 2011 day of Two thousand

The executant (s) having admitted execution of the "PAPER WRITINGS A" in respective hand (s) in the presence of the witnesses who as such subscribe (s) Signature (s) thereon and being satisfied as to the identify of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy that the said execution is in the respective hand (s) of the executant (s).

AN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.

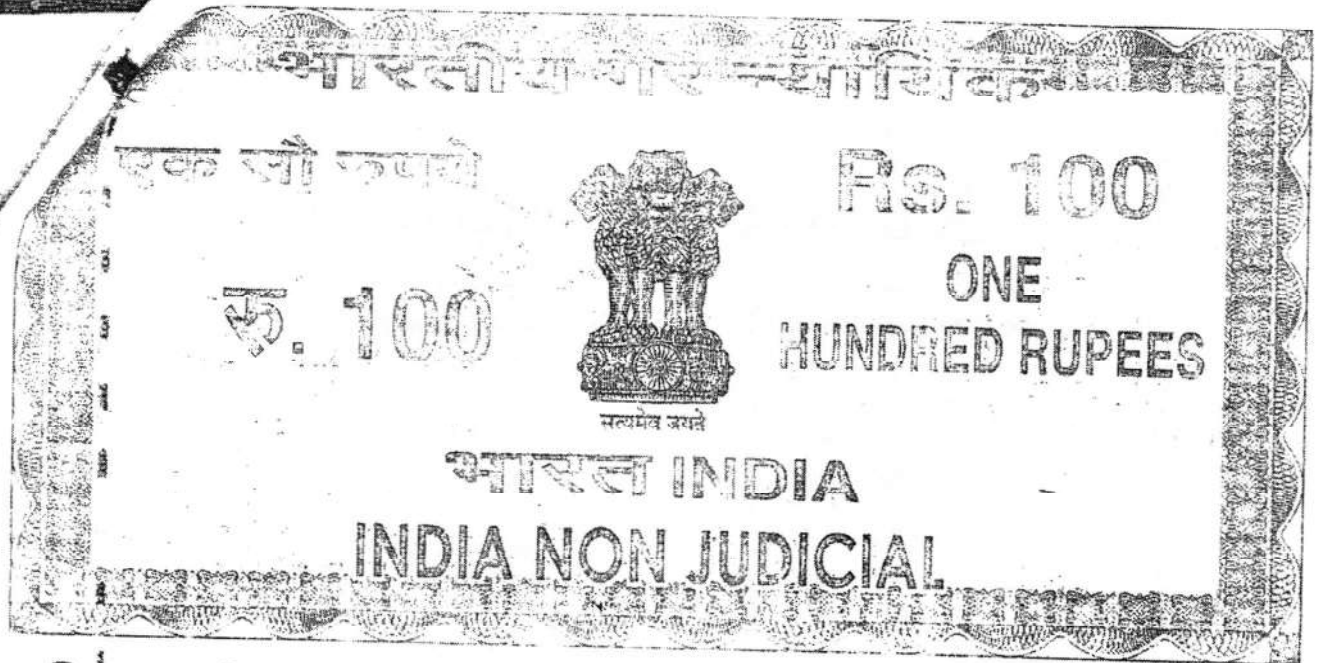
Notarial Stamp on original

IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at Kolkata on this day of Two thousand



11 MAR 2011

by *11/03/11*
MD. TAUHID ANWAR



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 126485

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on 1st day of March Two Thousand Eleven.

BETWEEN

WEST BENGAL HOUSING BOARD, a statutory authority formed under the West Bengal Housing Board Act, 1972 and having its registered office at 105, S.N. Banerjee Road Kolkata - 700 014, hereinafter referred to and called the "BOARD" (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include its successors in interest and assigns) of the **ONE PART**.

Bengal Merlin Housing Ltd.

M. K. Banerjee

M. K. Banerjee

Housing Commissioner
West Bengal Housing Board

Serial..... 2534
Dt..... 20/01/2011
Name.....
Address.....

Aheri Banerjee
Advocate
High Court, Cal-1

A. K. Purkayastha (Stamp Vendor)
Alibore Police Court, Kol-27

AND

BENGAL MERLIN HOUSING LTD. A Company incorporated under the Companies Act, 1956 having its registered office at 79, Shambhunath Pandit Street, Kolkata -700 020 hereinafter called and referred to as the "**COMPANY**" (Which term or expression shall unless excluded by or repugnant to the subject Or context, mean and include its successors in interest and assigns) of the **OTHER PART.**

WHEREAS: -

- A The "**COMPANY**" is an Assisted Sector Company of the Board and was incorporated to carry out various developments for which the Board was formed.
- B The "**COMPANY**" along with its associates were in the look out for suitable land in and around Kolkata for development of residential Complex along with allied facilities such as shops, club, school etc. It had been initially decided that such lands would be procured in the name of the Board in different phases and would then be handed over to the Company for development.
- C Accordingly the "**COMPANY**" has identified some land measuring about **422 decimals** equivalent to 12 Bighas 15 Cottahs 4 Chittak and 42 Sft more or less devolved upon as under:-

ALL THAT the piece or parcel of land measuring 422 decimals comprised in R.S./L.R. Dag Nos 501, 509, - 520, 520/572, 520/573, 521, - 531 and 532/598 being R.S./Hal L.R. Khatian No. 1220 under Mouza Maheshbatan, J. L. No. 18. under Ward no 14, Bidhan Nagar Municipality, P.S. Bidhannagar (East), Dist. 24 Parganas (North).

- D Thereafter it was decided that the "**COMPANY**" would acquire the "Said Lands" directly in the name of the BOARD and the BOARD would allot the "Said Land" to the "**COMPANY**" for development subject to a Developer's Agreement in the usual form of the Board to be executed by and between the parties hereto
- E In Pursuance of the above, the "**COMPANY**" with the assistance of its associates has financed for value of land as well as the expenses incurred for Stamp Duty, Registration Fees etc. for the "Said Lands" having the area 422 decimals more or less, at a total price of **Rs. 4,18,67,193/- (Rupees Four Crore eighteen lacs sixty seven thousand one hundred ninety three only)** out of which Rs. 2,98,91,438/- (Two crore ninety lacs ninety one thousand four hundred thirty eight only) was paid to Vendor and the balance Rs. 1,19,75,755/- (One crore nineteen lacs seventy five thousand seven hundred fifty five only) Confirming party therein. (details whereof is described in **Schedule "C"**) Purchased in the name of the BOARD, more fully and particularly described in the **Schedule-"A"** and the BOARD is now the sole and absolute owner in respect of the "Said Lands". The details of the Deeds for acquiring of land is mentioned in **Schedule "D"**

F The BOARD had decided in its 421st meeting held on 27th February, 2006 that a Development Agreement in the usual format of the BOARD be entered with the "COMPANY" for developing a residential complex together with some commercial area and allied facilities for resident's convenience at the "said lands", hereinafter referred to as the "PROPOSED COMPLEX" and that the proposed complex should be constructed/ developed in such a manner so that LIG, MIG & HIG units are constructed in accordance with the Scheme of the Board along with Commercial areas, shops and other allied facilities for the convenience of the residents as well as those in the surrounding areas and this Agreement is therefore being executed between the parties hereto.

Copy of
Revised

G. The "COMPANY" had originally proposed a scheme to develop a housing complex considering of all categories i.e. LIG, MIG - L, MIG - U, and HIG at land holdings in mouza Mahishbatan. On an application from the COMPANY the aforesaid scheme is being revised and approved by the BOARD. According to revised scheme 70% of total UNITS being 20% MIG - U and 50% HIG units will be developed at land at mouza Mahishbatan morefully mentioned in Schedule - A.

L.H.
?

NOW IT IS HEREBY AGREED AND DECLARED as follows:

- 1) The BOARD hereby appoint the "COMPANY" as its DEVELOPER and/or AGENT for the purpose of construction of the proposed complex at the "said lands" on the terms and conditions hereby contained and the "COMPANY" accepts such appointment.
- 2) It is clarified that this is not an agreement to sell and/or transfer the "said lands" or any part there of to the "COMPANY" but is merely an Agreement authorizing the "COMPANY" to develop the "said lands" by constructing and completing the said Complex in all respects and to enter into contracts on behalf of the BOARD with prospective allottees/Purchasers for the Sale of units in the proposed Complex.
- 3) In as much as the "Said Lands" was purchased directly in the name of the BOARD with the finance of the "COMPANY" as aforesaid, the "COMPANY" will not be required to pay any amount to the BOARD towards the "Said Lands" and the BOARD shall be treated to have given permissive possession of the "Said Lands" to the "COMPANY" immediately after executing and signing of this Agreement. However, the "COMPANY" may have to pay an amount of 4,18,672/- (Rupees Four lacs eighteen thousand six hundred seventy two only) being 1% (one percent) of the said total consideration of Rs. 4,18,67,193/- (Rupees Four Crore eighteen lacs sixty seven thousand one hundred ninety three only) as administrative charges to the BOARD within 15 (fifteen) days of signing of agreement, failing which an interest @ 15% per annum will be imposed upon the "COMPANY" by the BOARD.

- 4 The "COMPANY" will pay and bear the full cost of implementation of the proposed Complex and will be empowered and authorized by the BOARD as its Agent to sell the units and/or buildings constructed by the "COMPANY" together with proportionate undivided share in the respective land of the project of the "Said Lands" on such terms and conditions as the "COMPANY" may decide. However, the Sale Price of MIG - U shall be determined as per the guidelines and decisions of the said Board in consultation with the said Company.
- 5) Simultaneously with the signing of this Agreement, The BOARD has handed over possession of the "Said Lands" to the "COMPANY". The BOARD will also permit the "COMPANY" to survey the land and do such work as will be required to prepare and get necessary plans sanctioned for the development/construction of the proposed Complex for which the BOARD shall give required facilities and co-operation excepting financial expenditure / commitment. The Company will be entitled to deliver possession of the land or the units/ships/plots and/or buildings and/or portions of the land and/or the Complex and the Board shall not interfere with the decision of the Company, PROVIDED THAT the Company performs it as parts of the Agreement. However, until completion of construction of the proposed Complex the permissive possession of the "Said Lands" will not be exclusive, but joint with the BOARD.
- 6) The "COMPANY" shall as the Developer and/or the Agent of the BOARD construct / develop the proposed Complex or get the proposed complex constructed / developed in such a manner so that, MIG -- U & HIG Units are constructed in accordance with the Scheme of the Board and the conditions as set out in **Schedule - B** along with Commercial areas, shops and other allied facilities for the use of the residents as well as those in the public surrounding areas.
- 7) All costs relating to the completion of construction of the proposed Complex including, but not limited to site preparation, raising the height of the Said Lands to road level, erection, construction and completion of the proposed Complex, shall be borne and paid by the "COMPANY" solely and exclusively. The Company shall develop the said lands primarily for housing along with club, shops and some other facilities as may be required.
- 8) The "COMPANY" shall receive and be entitled to exclusively and appropriate all amounts receivable from the allottees / purchasers of the units/ shops and/or buildings in the proposed Complex by way of earnest money and/or consideration. The Company after the sanction of the plan may do advance selling of units in the proposed complex and may raise advance against the same. The Company may further do the necessary publicity/advertisement for the same. In such advertisement and publicity the Company may always mention Housing Board as a Co-Promoter in the company and as an Assisted Sector Company of West Bengal
* Housing Board, Govt. of West Bengal.
- 9) Simultaneously herewith the Board has granted and /or shall grant a Power of Attorney in favour of the Company and /or its Director/s, and/or its authorized persons / signatories / nominee / nominees authorizing the company or its Director/s and/or its authorized persons / signatories /

nominee / nominees as aforesaid to do various acts, deeds, things and works to be done, executed and performed in the name of the Board as envisaged under this Agreement or to be done by the Company including but not restricted –

- (i) To sign and submit the necessary plans applications, undertakings, declarations or obtaining the Building Sanction / Permission from the concerned authorities.
 - (ii) To apply to CESC Ltd. or West Bengal State Electricity Board (WBSEB) for electricity connection.
 - (iii) To apply to The Chief Electrical Inspector, Govt. of West Bengal for permission for installation of lifts, transformer, generator and other electrical gadgets.
 - (iv) To apply for clearance from West Bengal Fire Service, Police Authority, Microwave Authorities, Airport Authority of India, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority or any other concerned authority/authorities.
 - (v) To construct a building and for that purpose to appoint the Architects, Surveyors, Engineers, Sub-Developers and other person or persons as may be required for development of the proposed complex.
 - (vi) To sell various portions of the proposed complex being constructed unit/area along with the land being part of the said lands and in the proposed complex to be developed by the Company for such consideration as may be thought fit by the company further to sign necessary Allotment Letters, Sale Agreements, Sale Deeds, Home Loan documents, Possession Letters etc. and
 - (vii) To create charge, mortgage on the said lands for raising construction finance and home loan etc. However, the Board will be obliged to execute, grant & Register Sale Deeds in favour of the Purchasers nominated by the Developers if so required.
- 10) All common parts and/or areas of Said Complex not specifically conveyed and/or sold to any allottee/purchaser shall be conveyed by the BOARD to such "COMPANY" or other associations or persons as may be nominated by the "COMPANY", without the BOARD claiming any additional consideration for the same.
- 11) The "COMPANY" shall complete the proposed Complex and implement the scheme fully within six (6) years from the date hereof SUBJECT HOWEVER to sanction of the plans of the proposed Complex and/or parts thereof within six (6) months of submission, and SUBJECT TO force majeure and other reasons beyond the direct control of the "COMPANY", PROVIDED HOWEVER THAT in case there be any unsold unit and/or portion out of the "Said Lands" and/or in the proposed Complex at the end of the said period and/or its extension, then and in

such event the Conveyance of such units and/or portion may be postponed till such time as may be reasonably required.

- 12) The "COMPANY" shall indemnify and keep the Board saved, harmless and indemnified from all losses and damages suffered by or claimed or to be claimed against the Board arising out of the exercise of the powers and authorities granted to the "COMPANY" by the BOARD as aforesaid.
- 13) Simultaneously herewith the BOARD doth grant to the "COMPANY" a license to enter upon the "Said Lands", to erect such fencing or boundary as may be required, to do all works for implementation of the scheme and construction and completion of the proposed Complex and all the other works in connection therewith.
- 14) With regard to the possession of the "Said Lands", the BOARD confirms that the "COMPANY" will be entitled to deliver possession of the "Said Lands" and/or the units/plot and/or buildings and/or portions of the "Said Lands" and/or the proposed Complex and the BOARD shall not interfere with such decision of the "COMPANY", PROVIDED THAT the "COMPANY" performs it as parts of the Agreement and PROVIDED FURTHER THAT at all times the BOARD shall also be deemed to be in joint possession with the "COMPANY" until the sale of all the units/plot and/or buildings and/or portions of the "Said Lands" and /or the proposed Complex.
- 15) The BOARD shall be entitled, from time to time, to inspect all works, papers and books (including accounts books) and other records of the "COMPANY" regarding the implementation of the scheme and give such directions and/or instructions in respect thereof to the "COMPANY" as it may deem necessary, in case it finds any default on the part of the "COMPANY"
- 16) Notwithstanding what has been stated in previous clauses hereinabove the BOARD shall not be responsible for any delay, defective Construction etc. in the execution or the works.
- 17) The "COMPANY" shall be entitled to do all lawful works required for the implementation of the Scheme and/or construction/development of the proposed Complex by itself and/or by other contractors / developers appointed by it and/or in any other manner it deems fit and proper and /or to enter into partnership with others or to assign the benefits and burden of this agreement in favour of any firm in which the Company may be a partner or otherwise in order to effectively perform and discharge its obligations hereunder. None of thereon tractors/developers and/or other persons including the said firm or assignee of the Company engaged in connection therewith shall have any claim of any nature whatsoever against the BOARD. The "COMPANY" shall solely be responsible for due discharge of the obligations hereunder by the said firm or the assignee as the case may be and also for payment of all amounts, including compensation for injuries to such workmen and/or other persons engaged by them, due to anything done by the "COMPANY" in pursuance hereof and the "COMPANY" shall keep the BOARD saved, harmless and indemnified in respect of all claims and/or dues against the BOARD. The "COMPANY" shall execute the scheme as

per this Agreement and according to the law of the land and shall indemnify the BOARD against any contravention of rules/regulations/laws whatsoever during the pendency of this Agreement.

- 18) The "COMPANY" shall at its own risk, cost and expense settle all claims regarding the Board's title in respect of the "Said Lands" and shall ensure that the same do not in any manner impede the implementation of this agreement and to that extent, the "COMPANY" shall keep the BOARD saved, harmless and indemnified.
- 19) The "COMPANY" shall be entitled and is hereby empowered to raise necessary finance for execution of the scheme and/or construction of the proposed Complex including finance from the authorized Financial Institutions, Banks, Corporate house or such other bodies including to seek and obtain foreign direct investment for development of the "Said Lands" by construction of the proposed Complex as per the scheme and for that purpose to create charge, mortgage or any other lien over the "Said Lands" and/ or the proposed Complex in favour of Banks Financial Institutions or other bodies, provided however that the "COMPANY" shall repay such liabilities at the earliest opportunity and shall at all times keep the BOARD saved, harmless and indemnified against all claims, loss and/or damages that the BOARD may suffer or have to face in relation to or arising out of such mortgage. The BOARD has granted the power to mortgage by this present and also by a Power of Attorney as mentioned in Clause 8. For this purpose the BOARD shall hand over and deliver to the COMPANY, all original title deeds.
- 20) The BOARD undertakes to render all reasonable assistance to the "COMPANY" in the matter of obtaining all permits /licences and other sanctions from appropriate authorities like HIDCO, KMDA, KIT, WBSEB etc. for implementation of the scheme but the COMPANY shall bear the entire cost including incidental charges for such permission/sanction etc. The BOARD further undertakes to check all architectural drawings/designs; structural designs etc. give them due sanction service charge @ Rs.25/- per sq. mtr. of built up area which is to be paid vide Housing Department Order No. 689-HI/JVI-13/04 dated 27.08.2007 by the COMPANY to the BOARD at the time of signing and approving the drawing, design etc. towards the cost of such checking and/or verification by the BOARD.
- 21) This Agreement may be amended/rescinded by mutual consent if it is required for the interest of the Board at any time, without hampering the interest of any parties. Be it stated further that notwithstanding anything contained in the fore going clauses, the Developer's agreement so executed shall stand automatically cancelled at any stage or at any point of time if it is found that the purchase of land by the joint sector companies on behalf of companies on behalf of WBHB is in violation of any prevailing act/provision of any law/statute etc. in force.

- 22) Any notice to be given hereunder shall be deemed to- have been duly served if it is in writing and signed by the party giving the notice and send by registered post properly stamped and addressed to the other party at its last notified address. The service shall be deemed to have been made on the seventh day of the posting.
- 23) Settlement of all disputes and differences between the parties hereto arising out of this Agreement and/or in any manner connected herewith shall be by arbitration under the "Arbitration and Conciliation Act. 1996 or as amended from time to time.

SCHEDULE 'A' AS REFERRED TO ABOVE

ALL THAT the piece or parcel of land measuring **422 decimals** comprised in R.S./L.R. Dag Nos.501, 509 - 520, 520/572, 520/573, 521 - 531 and 532/598 being L.R Khatian No 1220 under Mouza Maheshbatan, J. L. No. 18, under Ward no 14, Bidhan Nagar Municipality, P.S. Bidhannagar (East), Dist. 24 Parganas (North)

SL	R.S./L.R. DAG NOS.	TOTAL LAND AREA	ACQUIRED AREA (DECIMALS)	NATURE OF LAND
1	501	87	87	Bastu
2	509	26	26	Bastu
3	510	32	32	Bastu
4	511	15	15	Bastu
5	512	20	20	Bastu
6	513	31	31	Bastu
7	514	6	6	Bastu
8	515	6	6	Bastu
9	516	4	4	Bastu
10	517	6	6	Bastu
11	518	5	5	Bhite
12	519	9	9	Bastu
13	520	11	11	Bastu
14	520/572	10	10	Danga
15	520/573	6	6	Bastu
16	521	2	2	Danga
17	522	5	5	Bastu
18	523	6	6	Bastu
19	524	4	4	Bastu
20	525	19	19	Bastu
21	526	6	6	Bastu
22	527	10	10	Bhite
23	528	16	16	Bastu
24	529	13	13	Bastu
25	530	11	11	Bastu
26	531	39	39	Bastu
27	532/598	87	17	Danga
	TOTAL		422	

Dag No. 515 : Bastu
Total Land Area : 6 Decimals
On the North : By Dag No. 513 & part of dag no. 516
On the South : By Part Dag Nos. 520/572 & 517
On the East : By Part of Dag Nos. 516 & 517
On the West : By Dag No. 514

Dag No. 516 : Bastu
Total Land Area : 4 Decimals
On the North : By part of Dag Nos. 504 & 503
On the South : By part of Dag Nos. 515 & 517
On the East : By Dag No. 528
On the West : By Part of Dag Nos. 513 & 515

Dag No. 517 : Bastu
Total Land Area : 6 Decimals
On the North : By part of Dag Nos. 515, 516 & 528
On the South : By Dag No. 518
On the East : By Dag No. 528
On the West : By part of Dag Nos. 515 & 520/572

Dag No. 518 : Bhte
Total Land Area : 5 Decimals
On the North : By Dag No. 517 & Part of Dag No. 520/572
On the South : By Dag No. 523
On the East : By Part of Dag Nos. 528 & 524
On the West : By Dag No. 519

Dag No. 519 : Bastu
Total Land Area : 9 Decimals
On the North : By Part Dag Nos. 520/572 & 517
On the South : By Part of Dag Nos. 522 & 523
On the East : By Dag No. 518
On the West : By Dag No. 520

Dag No. 520 : Bastu
Total Land Area : 11 Decimals
On the North : By Part of Dag Nos. 520/572 & 520/573
On the South : By Part of Dag Nos. 509 & 521
On the East : By Part of Dag Nos. 519 & 521
On the West : By Dag No. 510

Dag No. 520/572 : Danga
Total Land Area : 10 Decimals
On the North : By Part of Dag Nos. 514 & 515
On the South : By Part of Dag Nos. 519 & 520
On the East : By Dag Nos. 517
On the West : By Dag No. 520/573



M. T. ANWAR
Reg. No. 4623/07
Govt. of India
C.M.M.S. Court

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Dag No. 520/573	Bastu
Total Land Area	6 Decimals
On the North	By Dag No. 512
On the South	By Part of Dag Nos. 510 & 520
On the East	By Dag Nos. 520/572
On the West	By Dag No. 511
Dag No. 521	Danga
Total Land Area	2 Decimals
On the North	By Dag No. 520
On the South	By Dag No. 509
On the East	By Dag No. 522
On the West	By Part of Dag No. 520
Dag No. 522	Bastu
Total Land Area	5 Decimals
On the North	By Dag No. 519
On the South	By Dag No. 509
On the East	By Dag No. 523
On the West	By Dag No. 521
Dag No. 523	Bastu
Total Land Area	6 Decimals
On the North	By Part of Dag Nos. 518 & 519
On the South	By Dag No. 508
On the East	By Dag No. 524
On the West	By Part of Dag Nos. 522 & 509
Dag No. 524	Bastu
Total Land Area	4 Decimals
On the North	By Dag No. 528
On the South	By Dag No. 508
On the East	By Part of Dag Nos. 525 & 526
On the West	By Part of Dag Nos. 523 & 518
Dag No. 525	Bastu
Total Land Area	19 Decimals
On the North	By part of Dag Nos. 526 & 527
On the South	By Dag No. 532
On the East	By Dag No. 531
On the West	By part of Dag Nos. 524 & 526
Dag No. 526	Bastu
Total Land Area	6 Decimals
On the North	By part of Dag Nos. 527 & 528
On the South	By Dag No. 525
On the East	By Dag No. 525
On the West	By Dag No. 524

Dag No. 527	:	Bhite
Total Land Area	:	10 Decimals
On the North	:	By Dag No. 530
On the South	:	By part of Dag Nos. 525 & 526
On the East	:	By Dag No. 531
On the West	:	By Dag No. 528
Dag No. 528	:	Bastu
Total Land Area	:	16 Decimals
On the North	:	By Dag No. 503
On the South	:	By part of Dag Nos. 524 & 526
On the East	:	By part of Dag Nos. 527, 529 & 530
On the West	:	By part of Dag Nos. 516, 517 & 518
Dag No. 529	:	Bastu
Total Land Area	:	13 Decimals
On the North	:	By Dag No. 503
On the South	:	By Dag No. 530
On the East	:	By Dag No. 502
On the West	:	By Dag No. 528
Dag No. 530	:	Bastu
Total Land Area	:	11 Decimals
On the North	:	By Dag No. 529
On the South	:	By part of Dag Nos. 527 & 531
On the East	:	By Dag No. 502
On the West	:	By Dag No. 528
Dag No. 531	:	Bastu
Total Land Area	:	39 Decimals
On the North	:	By Dag No. 502 & part of Dag No. 530
On the South	:	By Dag No. 532
On the East	:	By Dag No. 501
On the West	:	By part of Dag Nos. 525 & 527
Dag No. 532/598	:	Danga
Total Land Area	:	17 Decimals
On the North	:	By Part of Dag Nos. 501 & 531
On the South	:	By Kacha Road
On the East	:	By Dag No. 532
On the West	:	By Dag No. 508

SCHEDULE 'B' AS REFERRED TO ABOVE

1. The Development will primarily be for housing purposes. However it shall have infrastructural, recreational and support facilities including commercial areas for the purpose of the residents as well as those in the surrounding areas. It may also include multipurpose facilities such as Club, Guest Rooms, Banquets, Sports and recreational facility for the residents and /or the neighborhood with the approval of the Board.

- 2 As per the scheme approved, the Company will develop 20% Middle Income Group – Upper (MIG – U), and 50% Higher Income Group (HIG) at Mouza Mahishbatan.
- 3 All construction and/or development will be in accordance with and within the framework of the prevailing Building Byelaws and/or as applicable of any authority having jurisdiction over the said area.

SCHEDULE 'C' AS REFERRED TO ABOVE

DETAILS OF PAYMENT

Sl No	Name of Vendor	Area	Vendor Consideration	Confirming party (Tapas Pramanik)	Confirming Party (Utpal Mondal)
1	Shreepada Sardar	5	303030	15151	181818
2	Suryapada Sardar	5	303030	15151	181818
3	Gull Sardar	8	484848	24242	290909
4	Bodhar Sardar	8	484848	24242	290909
5	Kalicharan Sardar	5	303030	15151	181818
6	Panchu Sardar & Ors	5	303030	15151	181818
7	Kalipada Sardar	5	303030	15151	181818
8	Muchiram Sardar	3	181818	9090	109090
9	Bodher Sardar	13	787879	39393	472727
10	Nilmoni Sardar	5	303030	15151	181818
11	Kalicharan Sardar & Ors	5	303030	15151	181818
12	Dayal Sardar & Ors	23	1393939	69697	836363
13	Arjun Sardar & Ors	42	2545455	127273	1527273
14	Nilbasi Sardar & Ors	5	303030	15152	181818
15	Birajmoni Sardar & Ors	10.3	624242	31213	374545
16	Ashwini Sardar & Ors	71	4303030	215154	2581818
17	Shyamali Sardar & Ors	63.7	3860606	193033	2316363
18	Srimati Sardar & Ors	22	1333333	66666	800000
19	Shankar Prasad Ghosh & Ors	104	10067200	0	0
20	Maya Rani Mondal & Ors	14	1400000	0	0

SCHEDULE 'D' AS REFERRED TO ABOVE

The Company has paid a sum of at a total price of Rs. 4,18,67,193/- (Rupees Four Crore eighteen lacs sixty seven thousand one hundred ninety three only) for purchase of land area of 422 Decimals more or less, to the respective Vendors by various Pay Orders/and or by cash drawn on Indian Overseas Bank, Bhowanipore Branch, Kolkata.

Sl No	DEED NOS.	DATE	DAG NOS.	LAND AREA ACQUIRED	REGISTRATION DETAILS
1	424	04 10 07	511 520/572 520/573 512	15 10 6 20	District Sub Register II. office of the DSR -II North 24 Parganas

			514	6	
			515	6	
			528	8	
2	425	10.09.07	509	6	District Sub Register II, office of the DSR -II North 24 Parganas
			510	8	
			518	0	
			519	2	
			520	4	
			521	1	
			522	1	
3	728	08.11.07	513	15	District Sub Register II, office of the DSR -II North 24 Parganas
			516	1	
			517	3	
			527	6.7	
			529	9	
			531	29	
4	6540	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
5	6541	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
6	6542	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
7	6543	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
8	6567	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
9	6568	27.06.09	501	9	Additional Registrar of Assurance II, Kolkata
10	6565	27.06.09	501	4	Additional Registrar of Assurance II, Kolkata
11	6564	27.06.09	501	29	Additional Registrar of Assurance II, Kolkata
			532/598	17	
12	12037	31.10.09	509	8	Additional Registrar of Assurance II, Kolkata
			510	7	
			518	2	
			519	1	
			520	1	
			521	0	
			522	1	
13	12038	31.10.09	509	12	Additional Registrar of Assurance II, Kolkata
			510	7	
			518	1	
14	12039	31.10.09	510	8	Additional Registrar of Assurance II, Kolkata
			519	4	
			521	1	
			527	3.3	
			530	7	
15	12040	31.10.09	510	1	Additional Registrar of Assurance II, Kolkata
			519	1	
			520	6	
			521	0	
			522	3	
			528	8	
16	12041	31.10.09	518	2	Additional Registrar of Assurance II, Kolkata
			523	6	
			526	6	
17	12043	31.10.09	525	19	Additional Registrar of Assurance II, Kolkata
			524	4	
18	12042	31.10.09	510	1	Additional Registrar of Assurance II, Kolkata
			513	16	
			516	3	
			517	3	
			519	1	
			521	0	
			529	4	
			530	4	
			531	10	

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

SIGNED SEALED AND DELIVERED BY THE
'BOARD' AT KOLKATA IN THE PRESENCE OF:

1) *Arbhatiyu*

2) *Aswini Bhattacharya*
N. B. H. B.

Housing Commissioner
West Bengal Housing Board

[BOARD]

SIGNED SEALED AND DELIVERED BY THE
'COMPANY' AT KOLKATA IN THE PRESENCE OF:

Samir Damani

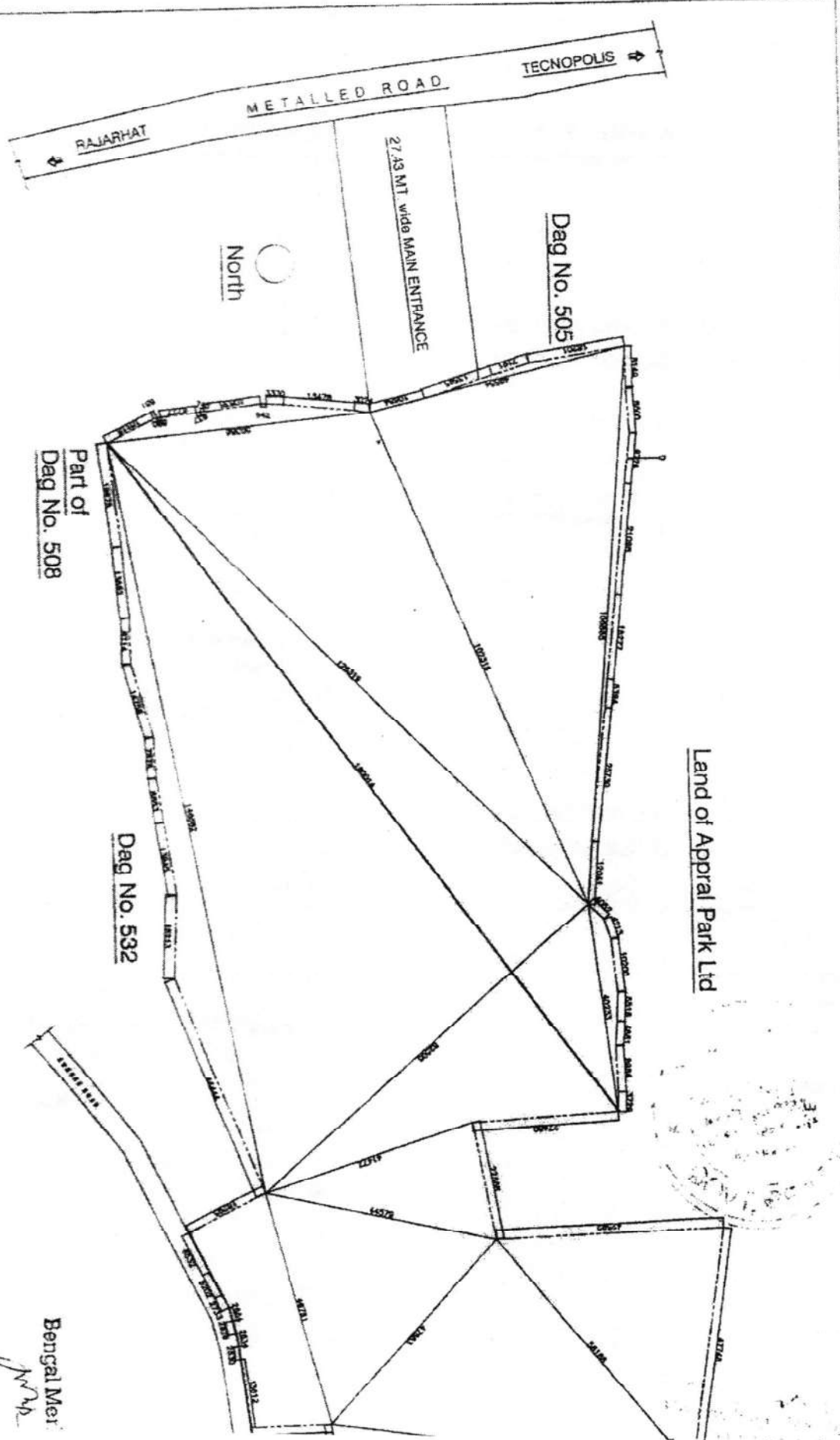
Bengal Merlin Housing Ltd.

Jitendra Nath

Director

[COMPANY]

Identified by
[Signature]
[Illegible text]



Housing Commissioner
West Bengal Housing Board

Bengal Mer
[Signature]

THE 2016 DAY OF

20

71 MAR 2016

PAPER WRITINGS 'A'
&
THE RELATED
NOTARIAL CERTIFICATE



MD. TAUHID ANWAR
B. Com, LL.B.

ADVOCATE

&

NOTARY

Government of India
Registration No. 4623/07
Chief Metropolitan Magistrate's Court
Bar Association
2, Bankshall Street, Kolkata - 700 001

RESIDENCE & CHAMBER

20/B, Market Street
Kolkata 700 087

Court : (033) 2220-9168
Chamber : (033) 2217-6520
Mobile : 9433218948
9432287519