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30/5/18
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 Additional Registrar of Assurance-IV, Kolkata

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

[Signature]
 Additional Registrar of Assurance-IV, Kolkata

30 MAY 2018

THIS AGREEMENT made this 30th day of MAY Two Thousand and Eighteen BETWEEN (1) RISHI TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Police Station and

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37189

.....
..... LAW ASSOCIATES
.....
Address: 10 No. 1 Street
R. & Z. Street
100701

Re:
Kolkata Cell:
II, Netaji Subhas
Kolkata-1
Date:
Atul Kt. Saha
Licensed Stamp
Vendor

25 MAY 2018



Handwritten signature

Identified by me
@ Dilip Kumar Mahato
of Lt. N. Mahato
Zaveri Taluqa, P.S. Babund
P.O. Jariyani Chapra
Dist. Sikkim
843716

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 MAY 2018

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

GRN: 19-201819-024342037-1 Payment Mode Online Payment
GRN Date: 30/05/2018 10:30:39 Bank: HDFC Bank
BRN: 531853171 BRN Date: 30/05/2018 10:31:19

DEPOSITOR'S DETAILS

Id.No.: 19040000830122/2/2018

[Query No./Query Yes]

Name: RISHINOX BUILDWELL LLP
Contact No.: Mobile No.: +91 9903777003
E-mail:
Address: DLF Galleria Unit 306, Premises 020124, New Town
Applicant Name: Mr RISHINOX BUILDWELL LLP
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040000830122/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	19040000830122/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	25105

Total

100126

In Words: Rupees One Lakh One Hundred Twenty Six only



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Post Office – Shakespeare Sarani, having PAN: AAFCR4754E, (2) **ASAL DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8753E, (3) **ATITHI TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8752F, (4) **NIKHIL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AADCN4829L, (5) **ORANGESKY DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AABCO5419R, (6) **POWERFUL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAGCP2158M, (7) **ACTUAL COMMODEAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8581E, (8) **LIFEMAKE REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5844J, (9) **NIRMALKUNJ DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O. Police Station Hare Street, having PAN: AAECN5028J and (10) **LOOKLIKE DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O. Police Station Hare Street, having PAN: AACCL5843R all Purchasers (1) to (10) represented by their Authorized Signatory Mr. Navin Jhunjhunwala son of Mr. Sushil Kumar Jhunjhunwala of P-199, CIT Road, Scheme-VII, Post Office : Kankurgachi, Police Station Manicktalla, Kolkata-700054, (having PAN ACTPJ8281H), hereinafter collectively 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 and/or assigns) of the **ONE PART AND RISHINOX BUILDWELL LLP**, (having PAN AAVFR1692Q) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 306, DLF Galleria, New

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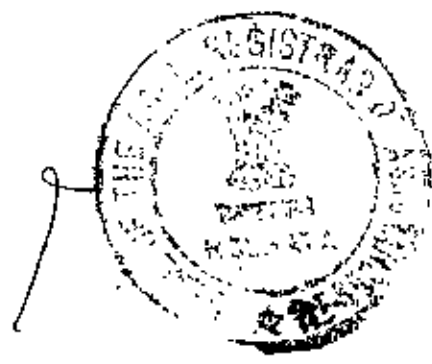
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Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata-700156 represented by its Authorised Signatory Biswajit Bhattacharya son of Birendra Chandra Bhattacharya of Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Kolkata 700119. Police Station Khardah, Post Office Patulia (having PAN AKXPB8344H) 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 successors or successors-in-office and/or assigns) of the **OTHER PART**:

PART-I # DEFINITIONS:

1. Unless in this Agreement there be something contrary or repugnant to the subject or context:-
 - (a) "**Agreed Ratio**" shall mean the ratio of sharing or distribution between the Owners and the Developer which shall be 20% (twenty per cent) belonging to the Owners and 80% (eighty per cent) belonging to the Developer:
 - (b) "**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, Madhyamgram Municipality, municipal authorities, 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, Zilla Parishad, 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 Promoter 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.
 - (c) "**Building Complex**" shall mean the New Buildings at the said Premises together with the Common Areas and Installations and wherever the context so permits or intends shall include the said Premises.
 - (d) "**Building Plans**" shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the names of the Owners from the Appropriate Authorities and include all modifications and/or alterations as may be made thereto.

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- (e) **"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 said Premises and/or any part or parts thereof as may be expressed or intended by the Developer from time to time for use in common with rights to the Developer 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. A tentative list of the proposed Common Areas and Installations is mentioned as the **SECOND SCHEDULE**, hereunder written but the same is subject to modifications or changes as may be made by the Developer therein
- (f) **"Completion of Construction"** in connection with the Building Complex shall mean that the New Buildings are constructed and made habitable together with issuance of Completion Certificate in respect thereof.
- (g) **"Developer's Realization Share"** shall mean 80% (eighty per cent) of the Realizations.
- (h) **"New Buildings"** shall mean the one or more several buildings to be constructed from time to time at the said Premises.
- (i) **"Owners' Realization Share"** shall mean 20% (twenty per cent) of the Realizations.
- (j) **"Parking Spaces"** shall mean the spaces for parking of cars and/or two wheelers at the Building Complex.
- (k) **"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.
- (l) **"Promoter Laws"** shall mean the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2016, West Bengal Housing Industry Regulation Act, 2017 or any of them as applicable and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- (m) **"Realization"** shall mean the amounts that may from time to time be received against Transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits
- (n) **"said Premises"** shall mean immovable property with a land area of 1 acre more or less now assessed as Municipal Holding No. 31, 31/2 to 31/10 Jessore Road (North) comprised in R.S. Dag Nos 833 and 837 in



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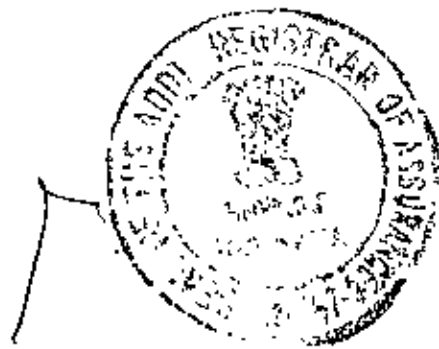
Mouza Udayrajpur. Police Station Barasat, North 24 Parganas fully described in the **FIRST SCHEDULE** hereunder written.

- (o) "**shares in land**" shall mean the proportionate undivided share in the land of whole or part of the said Premises attributable to any Unit.
- (p) "**Specifications**" shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., as regards the Building Complex as per particulars mentioned in the **THIRD SCHEDULE** hereto.
- (q) "**Transfer**" with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- (r) "**Transferable Areas**" shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- (s) "**Transferees**" shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- (t) "**Units**" shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.

PART-II # RECITALS:

2. **WHEREAS** the Owners have purchased the said Premises and each of the Owners are having equal one-tenth share therein.
- 2.1. **AND WHEREAS** pursuant to discussions between the parties, the Owners and the Developer have agreed to enter into this agreement whereby the Developer has agreed to carry out the planning and implementation of the Building Complex and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Developer's Realization Share in consideration thereof and the Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the Owner's Realization Share in consideration thereof and the parties have agreed to enjoy the commercial benefit in respect of the Building Complex in the Agreed Ratio on the terms and conditions hereinafter contained:





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PART-III # WITNESSETH:

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

3. DEVELOPMENT AND CONSTRUCTION:

3.1. In the premises aforesaid:-

- (a) The Owners have agreed to appoint the Developer as developer of the Building Complex and the Developer has agreed to be so appointed; and
 - (b) the Developer has agreed to carry out the planning and implementation of the Building Complex and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Developer's Realization Share in consideration thereof; and
 - (c) the Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the Owner's Realization Share in consideration thereof; and
 - (d) the parties have agreed to enjoy the commercial benefit in respect of the Building Complex in the Agreed Ratio,
- all on the terms and conditions hereinafter contained

4. LAND RELATED OBLIGATIONS:

4.1. In connection with the said Premises, the Owners shall, at their own costs and expenses, comply with the following obligations:-

- (a) The said Premises and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the said Premises or any part thereof or in case any defect or deficiency in the title of the said Premises arises or is detected or there is any claim of possession or occupation by any person in respect of the said Premises, the same shall be rectified and cured by the Owners;
- (b) The Owners would caused to be mutated their name in records of the Madhyamgram Municipality and the concerned B.L.&L.R.O.;
- (c) In case the records of the B.L. &L.R.O, Municipality, or any other concerned authority require any correction or rectification or change, the Owners shall cause the same;
- (d) The Owners shall apply for and obtain any approval, permission, No Objection Certificates and/or clearances that may be required for making the said Premises fit for sanction of plans and its development as

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envisaged herein and also those that may be required in respect of the ownership and title of the said Premises;

(e) The Owners shall pay and clear upto date Khajana and Municipal Tax, if any outstanding;

5. **SECURITY DEPOSIT:** The Developer has agreed to pay the Owners a sum of Rs.25,00,000/- (Rupees twenty five Lakhs) only as security deposit free of interest (hereinafter referred to as "the **Security Deposit Amount**"). The said Security Deposit amount shall be free of interest and refundable by the Owners to the Developer upon completion of the Building Complex

6. **TITLE DEEDS:**

6.1. All original documents of title relating to the said Premises exclusively shall be kept with a joint escrow holder of the parties but neither party shall part with the same except in accordance with the terms and conditions hereof and shall keep the same safe, unobliterated and uncancelled.

6.2. The Owners shall as and when required by the Developer be entitled from time to time and at all times to produce, give copies and extracts of and from the said original documents of title before Appropriate Authorities, Transferees and intending Transferees, Banks and/or Financial Institutions providing finance to the Developer and buyers/transferees and all other persons and authorities as may be required and/or found necessary by the Developer and the Owners agrees to produce and/or deliver the deeds and provide copies thereof and co-operate with the Developer fully in this regard.

7. **SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**

7.1. The Developer shall at its own cost and expenses cause to be prepared the proposed plans and send a copy of the same to the Owners. The Owners shall within 15 days of receiving the proposed plans offer their suggestions, if any, thereon to the Developer for the consideration of the Architects. The decision of the Architect as to the incorporation of the suggestion of the Owners to the proposed plans shall be final and binding on the parties.

7.2. The Developer shall submit and cause the Building Plans to be sanctioned by the Appropriate Authorities within 6 (six) months from the date of finalization of such plans

7.3. The Developer shall be entitled from time to time to cause modifications and alterations to the new building plans or revised building plans in such manner and to such extent as the Developer may deem fit and proper but with the consent of the Architects.

7.4. The Developer shall cause survey and soil testing work at the said Premises and other preparatory works relating to the sanction of plans for the New Buildings.



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8. CONSTRUCTION OF THE BUILDING COMPLEX:

- 8.1. The Developer shall construct or cause to be constructed the Building Complex at the said Premises in accordance with the Building Plans and to 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 of the Appropriate Authority in force at the relevant time and in due compliance of the legal requirements.
- 8.2. The Developer shall construct or cause to be constructed the Building Complex in a good and workman like manner with good quality of materials and in accordance with the Specifications save as may be modified or altered by mutual consent or approval of the Owners.
- 8.3. The Developer shall obtain necessary completion certificates in respect of the New Buildings.
- 8.4. The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities required for the construction and use of the Building Complex, at its own cost from the Appropriate Authorities.
- 8.5. The Developer shall be authorised and empowered in its own name and also in the name of the Owners, insofar as may be necessary, to apply for and obtain all permissions, approvals and clearances from the Appropriate Authorities for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said Premises or any portion thereof and/or for obtaining any utilities and permissions.
- 8.6. The Developer shall be entitled to procure (either in its name or in the names of the Owners as may be deemed fit and proper by the Developer at its sole discretion and convenience) all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, sanitary fittings etc.), construction equipments and/or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Building Complex and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess.
- 8.7. The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected, engaged and/or appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint or approve engineers, consultants, planners, advisors, designers, experts and other persons as may be necessary. The Developer shall appoint engage and/or employ contractors for the Building Complex and may directly or through any Contractors appoint/approve sub-contractors, engineers, labourers, mistries, caretakers, guards and other staff and employees and at such remuneration, costs, charges and/or expenses and on such

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terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments from time to time or at any point of time. The Owners shall not in any way be liable or responsible for any salaries, wages, remuneration, costs or expenses nor for any act or omission (right or wrong, sufficient or insufficient) of any person appointed by the Developer and/or otherwise doing any act, deed or thing in respect of the rights or obligations of the Developer hereunder.

- 8.8. The construction work shall be carried out in phases as per the discretion of the Developer.
- 8.9. The Developer shall look after, supervise, manage and administer construction of the Building Complex.
- 8.10. The Developer agrees to provide or cause to be provided all requisite workmanship, materials, technical knowhow for the Building Complex.
- 8.11. All fees, costs, charges and expenses for preparation and/or sanctioning of Building Plans and/or any modification, alteration and/or revision thereof and/or for any Clearances or approvals obtained for the same and/or for survey, soil testing, construction and Completion of the Building Complex and for all the obligations of the Developer hereunder shall be borne and paid by the Developer and the Owners shall not be required to pay or contribute any amount on such account.
- 8.12. The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein.
- 8.13. The Developer shall deal with the Appropriate Authorities in all manner and for all purposes connected with the development or Transfer of the Building Complex or anyway connected therewith.
- 8.14. The Developer shall not violate any Municipal 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 laches and/or lapses on the part of the Developer.
- 8.15. The Developer shall comply with the provisions of the Promoter Laws
- 8.16. The Owners shall fully cooperate with and assist the Developer and shall sign execute register and deliver all papers, plans, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Developer therefor and do all acts deeds and things as may be required by the Developer therefor and also for the purposes herein contained.

9. TRANSFER:

- 9.1. The Developer shall Transfer the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex on the terms and conditions hereinafter contained.

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- 9.2. The Owners agree to sell and transfer the shares in Land attributable to the Units to the Transferees thereof in such parts or shares as the Developer may nominate or require. However, the sale and/or transfer shall be done and completed only upon Completion of Construction of the concerned Transferable Areas and delivery of possession or execution of the deeds of conveyance in respect of the Transferable Units in favour of the Transferees and any agreement for sale that may be required to be entered with the Transferees will also expressly mention about this stipulation.
- 9.3. The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other Transferable Areas in the Building Complex in all media. The Developer shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Buildings at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.4. 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 Owners. The Developer shall negotiate and settle the terms of payment and other terms of Transfer with intending Transferees.
- 9.5. The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary to cancel revoke or withdraw any such booking.
- 9.6. The Developer shall receive the entire Realizations (including earnest money, part payments) Extras and Deposits, Pass Through Charges and other amounts on any account receivable from the Transferees in its own name and shall give receipts for the same which shall fully discharge the payee thereof.
- 9.7. The agreements, receipts, confirmations, applications, final sale deeds or 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.
- 9.8. The Owners may if so required by the Developer authorize and empower the Developer for execution and/or registration of the agreements, sale deeds and other contracts and documents by executing one or more powers of attorney in favour of the Developer.
- 9.9. All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 113 & 2 Hare Street, Kolkata 700001 or any other law firm as may be mutually decided by the Owners and the Developer.
- 9.10. Marketing Costs: All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Transferee or other person relating to the Building Complex shall be payable by the Developer.

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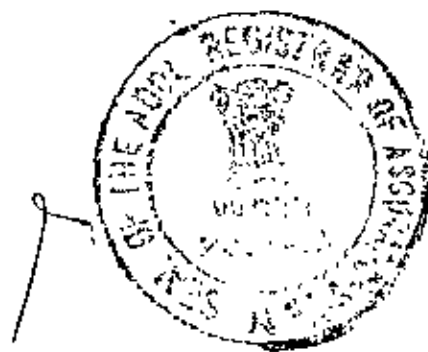
10. REALIZATION AND DISTRIBUTION:

- 10.1. The Owners shall be entitled to the Owners' Realization Share and the Developer shall be entitled to the Developer's Realization Share out of the Realizations or any part thereof.
- 10.2. The Developer shall pay to the Owners, the Owners' Realization Share as and by way of land cost, on periodic basis but not stretching beyond a quarter according to English Calendar and the payments for any quarter shall be made in respect of the Total Realizations during such quarter and within 15 days of the close of the concerned quarter.
- 10.3. 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 Transferee 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 herein 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.
- 10.4. The Developer shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Building Complex. The Owners shall have at all times full and free access and liberty to inspect such separate Books of 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 their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5. After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.6. The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 (forty five) days of such given date.
- 10.7. Any Pass Through Charges and Extras and Deposits that will be taken from the Transferees shall be taken and utilized separately by the Developer and the Owners shall have no concern therewith.

11. TIME FOR COMPLETION:

- 11.1. Subject to force majeure and subject to the Owners not being in default in compliance of their obligations hereunder, the Developer shall Complete the



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Construction within 60 (sixty) months from the date of sanction of Building Plans with an extension period of 6 (six) months.

- 11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law and any other reason beyond the control of the Developer.

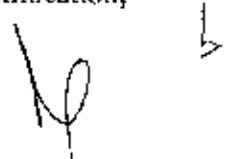
12. DEFAULTS:

- 12.1. 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.
- 12.2. 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.

13. UNSOLD AREAS:

- 13.1. In case upon expiry of 90 (ninety) days from the date of Completion of Construction of the Building Complex there be or remain unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-

- (a) The Owners and the Developer would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
- (b) The location of the Units and other Transferable Areas to belong to the Owners and the Developer would be mutually finalized by the parties and the areas to be allotted separately to the Owners and the Developer respectively shall thenceforth be the Owners' Allocation and the Developer's Allocation respectively. The Owners shall be entitled to deal with and/or Transfer the Owner's Allocation and to receive and appropriate the Realizations in respect thereof exclusively and the Developer shall be entitled to deal with and/or Transfer the Developer's Allocation and to receive and appropriate the Realizations in respect thereof exclusively. The Owners would jointly be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted Owners' Allocation and would be liable to convey and transfer their proportionate share in the land to the Transferees nominated by the Developer in respect of the separately allotted Developer's Allocation;





ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
30 MAY 2018

14. GENERAL:

- 14.1. As a purpose incidental to carrying out the development of the said Premises 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 said Premises 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 said Premises shall always remain vested in the Owners until such time the development is completed by the Developer alongwith necessary occupancy certificate and notified thereabout to the Owners. After issuance of such Completion Certificate and being notified thereabout as aforesaid, the Owners or persons permitted by them shall be in possession of the separately allocable areas allocated to the Owners and the Developer shall be in possession of the separately allocable areas allocated to the Developer and the Owners and the Developer shall be in joint possession of the remaining unsold and/or undelivered Units.
- 14.2. 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.
- 14.3. The Owners agree and covenant with the Developer not to cause any interference or hindrance in the development and/or Transfer of the Building Complex at the said Premises and not to do any act deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction of the Building Complex or Transfer the same or doing and carrying out the other acts contemplated herein.
- 14.4. Neither party can without the consent of the other assign this agreement. Further, during the subsistence hereof, the Owners shall not appoint any other person as Developer of the said Premises or confer any right, authority or obligation as conferred hereunder upon the Developer or expressed or intended so to be hereunder.
- 14.5. The parties shall form Maintenance Company and/or one or more 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

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
3 8 MAY 2018

desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes

- 14.6. All calculations pertaining to carpet area, built-up area, super built-up area and other areas shall be done on uniform principles by the Developer in respect of the Units and other concerned areas of the Building Complex. The Developer shall decide the exact nature of the Common Areas and Installations in the Building Complex and shall be entitled to add or alter the same from time to time and to identify and transfer exclusive areas in the Building Complex to the intending buyers and transferees thereof.
- 14.7. For all or any of the purposes mentioned herein, the Owners shall fully cooperate with the Developer in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the Developer from time to time at the cost and expenses of the Developer.
- 14.8. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.
- 14.9. The Owners do hereby also agree and permit the Developer to obtain loans or finances in respect of construction of the Building Complex and also to get the Building Complex at the said Premises approved from Banks and/or the Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) to enable the persons interested in acquiring and owning Units, Parking Spaces and other Transferable Areas comprised in the Building Complex to take loans from any such Banks or Financial Institutions.

15. POWERS OF ATTORNEY AND OTHER POWERS:

- 15.1. The Owners shall execute and/or register one or more Power or Powers of Attorney in favour of the Developer or its authorized representatives granting all necessary powers and authorities with regard to the purposes provided in this Agreement or arising herefrom. If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned above, the Owners shall grant the same to the Developer and/or its authorized representatives.
- 15.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 15.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the Owners from complying with their

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**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
30 MAY 2018

obligations hereunder nor from compensating the Developer against any loss or damage, if any, that may be suffered by the Developer owing to delay or default in such compliance of their obligations.

- 15.4. The Power or Powers of Attorney shall form a part of this Agreement and shall subsist during the subsistence of this Agreement.
- 15.5. It is understood that to facilitate the construction and Transfer of the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners 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.
- 15.6. The Building Complex shall be known by such name as be such as decided by the Developer.
- 15.7. Nothing in this Agreement is intended to or shall be construed as a transfer or assignment of the said Premises or any part thereof or any right, title or interest therein or the possession thereof in favour of the Developer. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is not intended to and shall not take place by virtue of this Agreement.
- 15.8. In case of any dispute difference or question arising between the parties under this Agreement or with regard to the provisions of this Agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator/s shall be at liberty to proceed summarily and make interim awards.
- 15.9. Courts having territorial jurisdiction on the said Premises alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
- 15.10. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.

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ADDITIONAL REGISTRAR
OF ASSURANCES IN JAKARTA
3 9 MAY 2018

PART-IV # SCHEDULES**THE FIRST SCHEDULE ABOVE REFERRED TO:****(said Premises)**

ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land containing an area of 1 Acre or 100 Satak more or less situate lying and being entire L.R. Dag No. 2218 (formerly R.S. Dag No 837 recorded in R.S. Khatian No. 412) containing an area of 23 satak and the demarcated portion containing an area of 77 satak of L. R. Dag No. 2219 (measuring 193 satak) (formerly R.S. Dag No. 833 recorded in R.S. Khatian No. 1499) both recorded in L.R. Khatian Nos. 10345, 9929, 9930, 9932, 9933, 9934, 9935, 9936, 9937 and 9938 in Mouza Udayrajpur, J. L. No. 43, Touzi No: 146. Additional District Sub-Registrar, Barasat under Police Station Barasat, Municipal Holding/Premises Nos.31, 31/2, 31/3, 31/4, 31/5, 31/6, 31/7, 31/8, 31/9 and 31/10 Jessore Road (North), Pin-700129 within Ward No. 12 of the Madhyamgram Municipality in the District of North 24 Parganas and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:

- On the North : Partly by portion of R.S Dag No. 831 and partly by R.S. Dag No. 833;
- On the South : Partly by R.S. Dag Nos. 835, 836 and 838 and partly by 10 feet wide Hemanta Basu Sarani Bye-lane;
- On the East : Partly by R.S. Dag No. 836 and partly by Jessore Road; and
- On the West : Partly by portion of each of R.S. Dag Nos.831 and 840.

OR HOWSOEVER OTHERWISE the said Premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the constructions on the said Property is about 4100 Square Feet more or less which is more than 45 years old.

THE SECOND SCHEDULE ABOVE REFERRED TO:**(Tentative Common Areas and Installations)**

- A. Common Areas & Installations at any Block:**
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.

NO

B.



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30 MAY 2018

2. Electrical installations with main switch and meter and space required therefore in the Building.
3. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Building
4. Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building
5. Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of the designated Block.

B. Common Areas & Installations at the Building Complex:

1. Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore. if installed (and if installed then at extra costs as specified herein).
2. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
3. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
4. Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of the Building Complex

THE THIRD SCHEDULE ABOVE REFERRED TO:

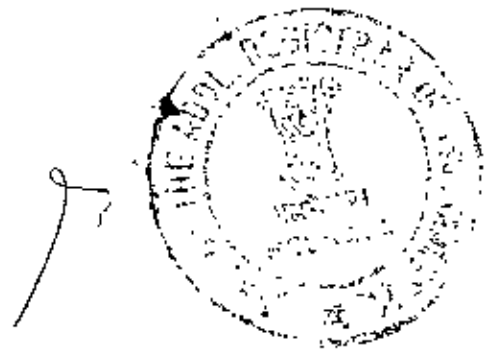
(Specifications)

- A. **STRUCTURE:** The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.
- B. **FLOORING:** Flooring in the rooms of the Units shall be of vitrified tiles.
- C. **UNIT:**
 1. Flooring : Floor tiles.
 2. Walls : Plaster of Paris.
 3. Windows : Aluminium Sliding Glass windows.
 4. Electrical : Copper concealed insulated wiring, semi-modular switches.
 5. Plumbing : concealed pipes, white sanitary wares in toilet.

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

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ADDITIONAL REPRESENTATIVE
OF ASSOCIATION - W. KOHNATA
30 MAY 2018

SIGNED SEALED AND DELIVERED
on behalf of the withinnamed **OWNERS**
at Kolkata in the presence of:

Willy Kr. Mahato
c/o DSP Law Associates
4D Nicco House
1 B 9 2 Hare Street
Kolkata - 70001

Subhan Nankar
c/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 70001.

- 1. RISHI TRADECOM PRIVATE LIMITED
- 2. ASAL DEALCOM PRIVATE LIMITED
- 3. ATISH TRADECOM PRIVATE LIMITED
- 4. NIKHI VINOMAY PRIVATE LIMITED
- 5. ORANGE SKY DEALERS PRIVATE LIMITED
- 6. POWERFUL TRADECOM PRIVATE LIMITED
- 7. ACTUAL COMMODEAL PRIVATE LIMITED
- 8. LIFE MAKE REAL ESTATES PRIVATE LIMITED
- 9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
- 10. LOOK LIKE DEALCOM PRIVATE LIMITED

Navin Shunshundala
- Joint Signatory
(NAVIN SHUNSHUNDALA)

SIGNED SEALED AND DELIVERED
by the withinnamed **DEVELOPER** at
Kolkata in the presence of:

Willy Kr. Mahato

Subhan Nankar

RISHINOX BUILDWELL LLP

Pratik Bhowmik
Authorized Signatory

Drafted by me i.e.

Pratik Bhowmik
Adv.

c/o DSP Law Associates
Advocates

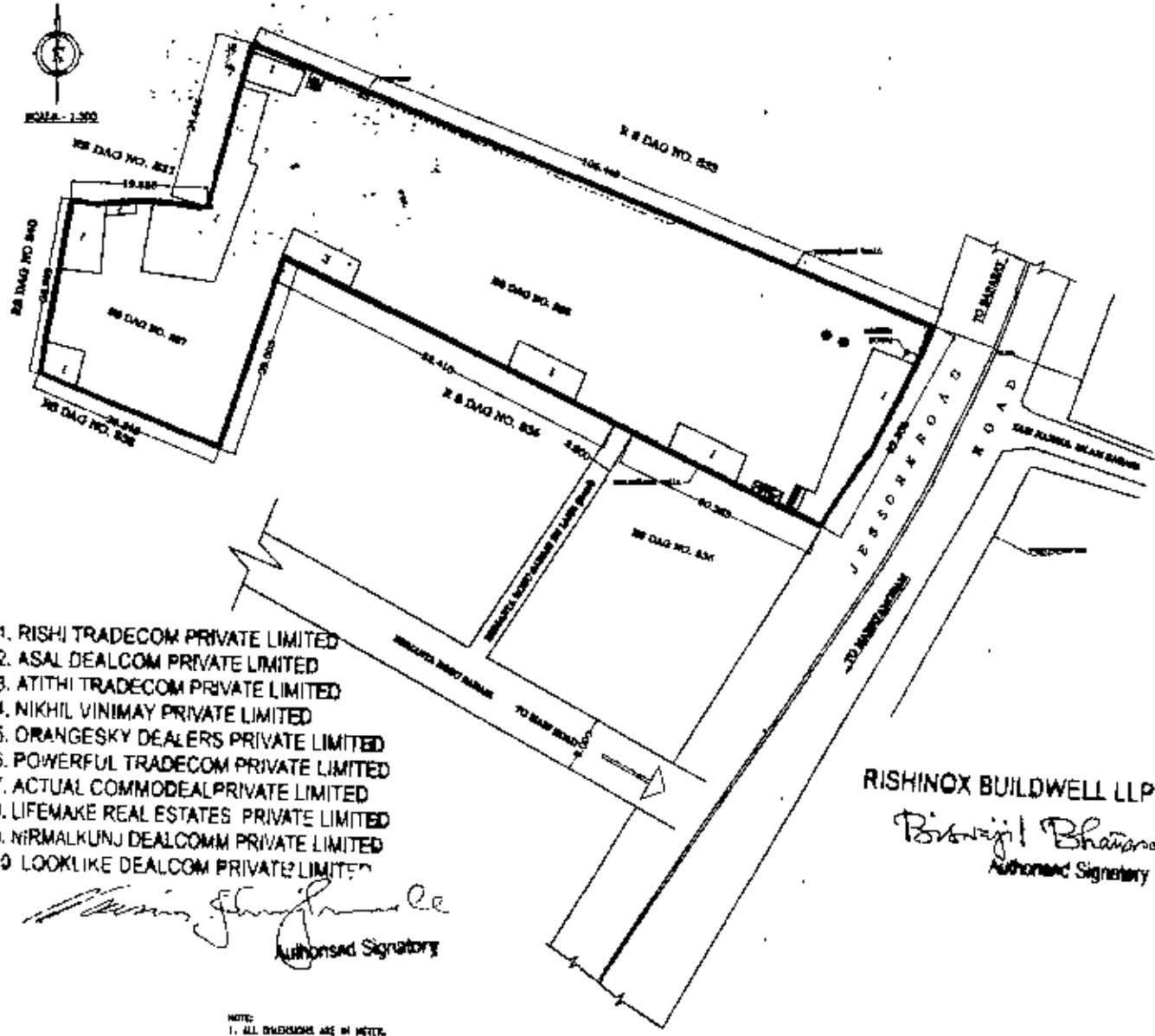
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

30 MAY 2018

PLAN SHOWING RS DAG NO. 833 (CORRESPONDING TO LR DAG NO 2219) AND RS DAG NO. 837 (CORRESPONDING TO LR DAG NO. 2218) IN MOUZA UDATRAJPUR, JL NO. 43, POLICE STATION BARABAT, DIST NORTH 24 PARGANAS



1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATITHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMODEAL PRIVATE LIMITED
8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
10. LOOKLIKE DEALCOM PRIVATE LIMITED


[Signature]
 Authorized Signatory












RISHINOX BUILDWELL LLP
[Signature]
 Authorized Signatory

NOTE:
 1. ALL DIMENSIONS ARE IN METRE.
 2. NOT TO SCALE.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
3 0 MAY 2018

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

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



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

30 MAY 2018

भारतीय सरकार
एन सी आई
एन सी आई आर
एन सी आई आर

आर सी आर १००



नाम: राजेश कुमार
पता: दिल्ली
व्यवसाय: सैनिक
व्यवसाय स्थान: दिल्ली
प्राप्ति तिथि: २०००
वैधता तिथि: २०१०

(Handwritten signature)

५०००००००

नाम: राजेश कुमार
पता: दिल्ली
व्यवसाय: सैनिक
व्यवसाय स्थान: दिल्ली
प्राप्ति तिथि: २०००
वैधता तिथि: २०१०

नाम: राजेश कुमार
पता: दिल्ली
व्यवसाय: सैनिक
व्यवसाय स्थान: दिल्ली
प्राप्ति तिथि: २०००
वैधता तिथि: २०१०

नाम: राजेश कुमार

सूचना: यह कार्ड केवल पहचान के लिए है और इसे सुरक्षित रखें।
यदि इसे खोया जाय तो इसे तुरंत सूचना देना।

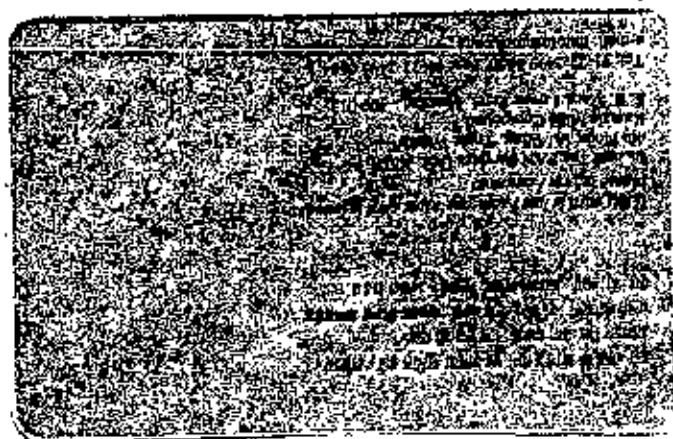
यदि कोई भी व्यक्ति इस कार्ड का उपयोग करके किसी भी प्रकार का अपराध करेगा तो उसे सख्त सजा दी जायेगी।

यदि आप इस कार्ड को खो देंगे तो आपको इसे तुरंत सूचना देना और इसे वापस लेना।

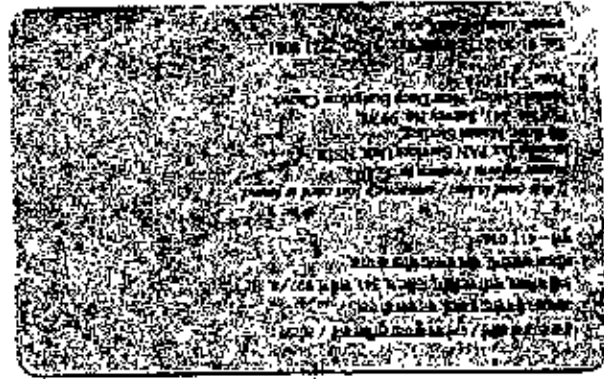




Bhatnagi
(BIRENJI BHATTARAJ)









भारतीय विश्वविद्यालय पहचान प्रणाली
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. 1111.9732790147

To
 Bishwajit Bhattacharya

14/09/2015

S/O Brendra Chandra Bhattacharya
 KADBELTALA
 PATULLA
 Siddheswarbati
 Bardhaman, North 24 Parganas
 West Bengal - 721119



KM436688185FT

28696882978



आपका आधार क्रमांक / Your Aadhaar No. :

2869 6688 2978

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Bishwajit Bhattacharya

DOB: 21/01/1987

2869 6688 2978



आधार - आम आदमी का अधिकार

Bishwajit Bhattacharya



सर्वोच्च न्यायालय
Supreme Court of India



सूचना

- , आप पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन जनश्रवण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online .

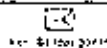
- भारत देश भर में मान्य है ।
- आपका भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय पहचान प्रमाणन प्राधिकरण
Unique Identification Authority of India

Address: UID Bhawan
Chakra Bhatnagar
KADBELTALA FATEHA
Siddhpur District, Madhya
Pradesh (Bhopal West)
Pin-476006

2869 8688 2978





ভারতীয় বিিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুলিপি/ইউআইডি / Enrollment No : 1213/30072/07961

To
 Navin Jhunjhunwala
 নবীন জুঞ্জুনওয়াল
 S/O Sushil Kumar Jhunjhunwala
 P-199
 C I T ROAD, SCHEME-7 M
 Kankurgachi
 Kankurgachi, Kankurgachi Kolkata,
 West Bengal - 700054
 9831490801

20/11/2017



KA408128091FH

40812809



আপনার আধার সংখ্যা / Your Aadhaar No. :

7716 5309 9512

আমার আধার, আমার পরিচয়



ভারত সরকার

সংসদ



নবীন জুঞ্জুনওয়াল
 Navin Jhunjhunwala

অনুলিপি / DOB 23/04/1974

পুং / Male

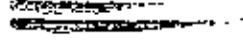
7716 5309 9512



আমার আধার, আমার পরিচয়



Government of India



AADHAAR

ভূখ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাঙ কল্পন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online

- অধার সারা দেশে মান্য।
- কাছার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future



অধার

ভারতীয় অধার পরিচয় প্রমাণকরণ
 Unique Identification Authority of India

উমানন্দ, ১৫/১ পুণ্ড্রিক ফ্লাই
 কলকাতা-৭০০০১৫, পি. ১৯৯ সি.টি.
 ১৫/১৫ নং অক্ষয়পতি, কলকাতা,
 ৭০০০১৫, পশ্চিম বঙ্গ, ৭০০০১৫

Address: S/O Sushil Kumar
 Jhunjherwala P-199 C I T
 ROAD, SCHEME-7 M
 Kankargachi Kolkata
 Kankargachi West Bengal,
 700054

7716 5309 9512



ADDI WBN
 OF ASSAM
 KOLKATA

30 MAY 2018

Major Information of the Deed

Deed No :	I-1904-05720/2018	Date of Registration	30/05/2018
Query No / Year	1904-0000830122/2018	Office where deed is registered	
Query Date	28/05/2018 4:42:56 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RISHINOX BUILDWELL LLP 306, DLF Galleria, New Town, Rajarhat, Thana . New Town, District ; North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9432262142, Status Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 22/-	Rs. 15,56,17,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 75,121/- (Article.48(g))	Rs. 25,105/- (Article E, E. B, M(a), M(b), I)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District North 24-Parganas P S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone - (Madhyagram Crossing – Champadali More On Road) , Mouza. Udayrajpur, Ward No 12

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2218	LR-10345	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road

District: North 24-Parganas, P S:- Barasat, Municipality: MADHYAMGRAM, Road, Jessore Rd, Road Zone - (Madhyagram Crossing – Champadali More On Road) , Mouza. Udayrajpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (in Rs.)	Other Details
			Proposed	ROR				
L2	LR-2218	LR-9929	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L3	LR-2218	LR-9930	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L4	LR-2218	LR-9932	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L5	LR-2218	LR-9933	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L6	LR-2218	LR-9934	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L7	LR-2218	LR-9935	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L8	LR-2218	LR-9936	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L9	LR-2218	LR-9937	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L10	LR-2218	LR-9938	Bastu	Bastu	2.3 Dec	1/-	35,12,728/-	Property is on Road
L11	LR-2219	LR-10345	Bastu	Bastu	7.7 Dec	1/-	1,17,80,002/-	Property is on Road

Major Information of the Deed - I-1904-05720/2018-30/05/2018

L12	LR-2219	LR-9929	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L13	LR-2219	LR-9930	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L14	LR-2219	LR-9932	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L15	LR-2219	LR-9933	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L16	LR-2219	LR-9934	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L17	LR-2219	LR-9935	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L18	LR-2219	LR-9936	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L19	LR-2219	LR-9937	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
L20	LR-2219	LR-9938	Bastu	Bastu	7.7 Dec	1/-	1,17,60,002/-	Property is on Road
		TOTAL :			97.7Dec	19 /-	1492,14,572 /-	
		Grand Total			100Dec	20 /-	1527,27,300 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20	3690 Sq Ft.	1/-	27,67,500/-	Structure Type: Structure
Gr Floor, Area of floor : 3690 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20	410 Sq Ft	1/-	1,23,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 410 Sq Ft, Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	4100 sq ft	2 /-	28,90,500 /-	

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Land Lord Details :



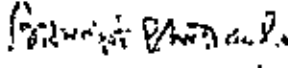


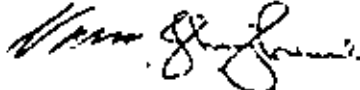
Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI TRADECOM PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No : AAFCR4754E, Status Organization, Executed by: Representative, Executed by: Representative
2	ASAL DEALCOM PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAJCA8753E, Status :Organization Executed by Representative, Executed by: Representative
3	ATITHI TRADECOM PRIVATE LIMITED 16A Shakespeare Sarani, New B.K Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No :: AAJCA8752F, Status Organization, Executed by: Representative, Executed by: Representative
4	NIKHIL VINIMAY PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AADCN4829L, Status Organization, Executed by: Representative, Executed by: Representative
5	ORANGESKY DEALERS PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No :: AABCO5419R, Status Organization, Executed by: Representative, Executed by: Representative
6	POWERFUL TRADECOM PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No. : AAGCP2158M, Status Organization, Executed by: Representative, Executed by: Representative
7	ACTUAL COMMODEAL PRIVATE LIMITED 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O - Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 , PAN No : AAJCA8581E, Status :Organization, Executed by: Representative, Executed by: Representative
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED 1, Old Court House Corner, Tobacco House, 1st Floor, P.O.- GPO, P.S:- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AACCL5844J, Status :Organization, Executed by: Representative, Executed by: Representative
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED 1, Old Court House Corner, Tobacco House, 1st Floor, P.O:- GPO, P.S - Hare Street, Kolkata, District -Kolkata, West Bengal, India PIN - 700001 , PAN No : AAECN5028J, Status :Organization, Executed by: Representative, Executed by: Representative
10	LOOKLIKE DEALCOM PRIVATE LIMITED 1, Old Court House Corner, Tobacco House, 1st Floor, P.O.- GPO, P.S:- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001 , PAN No :: AACCL5843R, Status Organization, Executed by: Representative, Executed by: Representative

Developer Details :

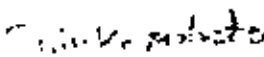
Sl No	Name,Address,Photo,Finger print and Signature
1	RISHINOX BUILDWELL LLP Unit 306, DLF Galleria, New Town, Rajarhat, P.O:- Rajarhat, P.S.- New Town District -North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No : AAVFR1692Q, Status Organization, Executed by Representative

Major Information of the Deed - I-1904-05720/2018-30/05/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Biswajit Bhattasali (Presentant) Son of Brendra Chandra Bhattasali Date of Execution - 30/05/2018, , Admitted by: Self, Date of Admission: 30/05/2018, Place of Admission of Execution: Office			
	Zeesh Kuthir, Near Kodbattala Kalimandir, Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.: AKXPB8344H Status : Representative, Representative of : RISHINOX BUILDWELL LLP (as Authorised Signatory)			
2	Name Navin Jhunjunwala Son of Suhil Kumar Jhunjunwala Date of Execution - 30/05/2018, , Admitted by: Self, Date of Admission: 30/05/2018, Place of Admission of Execution: Office			
	P-199 CIT Road, Scheme-VII, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACTPJ8281H Status . Representative, Representative of : RISHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), ASAL DEALCOM PRIVATE LIMITED (as Authorised Signatory), ATITHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), NIKHIL VINIMAY PRIVATE LIMITED (as Authorised Signatory), ORANGESKY DEALERS PRIVATE LIMITED (as Authorised Signatory), POWERFUL TRADECOM PRIVATE LIMITED (as Authorised Signatory), ACTUAL COMMODEAL PRIVATE LIMITED (as Authorised Signatory), LIFEMAKE REAL ESTATES PRIVATE LIMITED (as Authorised Signatory), NIRMALKUNJ DEALCOMM PRIVATE LIMITED (as Authorised Signatory), LOOKLIKE DEALCOM PRIVATE LIMITED (as Authorised Signatory)			

Identifier Details :

Name & address	
Dileep Mahato (Alias Name: Dilip Kumar Mahato) Son of Late N Mahato Zava Tola, P.O - Taryani Chepra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316, Sex: Male, By Caste: Hindu, Occupation: Others, Clizzen of: India, , Identifier Of: Biswajit Bhattasali, Navin Jhunjunwala	
	30/05/2018

Major Information of the Deed - I-1904-05720/2018-30/05/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL-LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec

Major Information of the Deed - I-1904-05720/2018-30/05/2018

Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec

Major Information of the Deed - I-1904-05720/2018-30/05/2018

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
Transfer of property for L16.		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec

Major Information of the Deed .- I-1904-05720/2018-30/05/2018

Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Major Information of the Deed :- 1-1904-05720/2018-30/05/2018

Transfer of property for L20		
Sl No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.77 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Transfer of property for L4		
Sl No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0 23 Dec

Major Information of the Deed - I-1904-05720/2018-30/05/2018

Transfer of property for L6

		To. with area (Name-Area)
	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.23 Dec

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369.00000000 Sq Ft
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-369 00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41.00000000 Sq Ft
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41.00000000 Sq Ft
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41.00000000 Sq Ft
7	ACTUAL COMMDEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41 00000000 Sq Ft
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-41.00000000 Sq Ft

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Land Details as per Land Record

District North 24-Parganas, P S - Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone (Madhyagram Crossing -- Champadali More On Road), Mouza: Udayrajpur, Ward No 12

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 2218(Corresponding RS Plot No:- 837), LR Khatian No:- 10345	Owner Nidhi Goenka, Gurdian Ruchit, Address:5B Judges Court Road Alipore, Kol- 27, Classification:ভাঙ্গা Area:0.02300000 Acre,

District: North 24-Parganas, P S - Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Madhyagram Crossing -- Champadali More On Road), Mouza: Udayrajpur

Sch No	Plot & Khatian Number	Details Of Land
L2	LR Plot No - 2218(Corresponding RS Plot No:- 837), LR Khatian No - 9929	Owner:Prakash Kandoi, Gurdian:Basudeo, Address 1/1, Bakery Road Kol-22, Classification:ভাঙ্গা, Area 0.02300000 Acre,
L3	LR Plot No - 2218(Corresponding RS Plot No - 837) LR Khatian No - 9930	Owner Armsstrong packaging pvt ltd, Gurdian:4 synagague street, Address kolkata 1, Classification:ভাঙ্গা, Area 0.02300000 Acre,
L4	LR Plot No - 2218(Corresponding RS Plot No:- 837), LR Khatian No:- 9932	Owner:Taranagar Investment Company Ltd., Address 4, Synagogue Street Kol-1, Classification:ভাঙ্গা, Area:0.02300000 Acre,
L5	LR Plot No - 2218(Corresponding RS Plot No:- 837), LR Khatian No:- 9933	Owner Vikash Kandoi, Gurdian NandKisore Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification:ভাঙ্গা, Area:0.02300000 Acre,
L6	LR Plot No:- 2218(Corresponding RS Plot No.- 837), LR Khatian No:- 9934	Owner Puspa Davi Kandai, Gurdian:Ramawatar Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification ভাঙ্গা. Area:0.02300000 Acre
L7	LR Plot No:- 2218(Corresponding RS Plot No - 837), LR Khatian No:- 9935	Owner:Matrayi Kandoi, Gurdian Vikash Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification:ভাঙ্গা, Area 0.02300000 Acre,
L8	LR Plot No - 2218(Corresponding RS Plot No:- 837), LR Khatian No:- 9936	Owner Royal Touch Fablon (P) Ltd., Address 4, Synagogue Street Kol-22, Classification ভাঙ্গা, Area:0.02300000 Acre,
L9	LR Plot No:- 2218(Corresponding RS Plot No.- 837), LR Khatian No - 9937	Owner:Mani Devi Kandoi, Gurdian:Nand Kisore Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification:ভাঙ্গা, Area:0.02300000 Acre.
L10	LR Plot No - 2218(Corresponding RS Plot No - 837), LR Khatian No:- 9938	Owner:jaybardhan kandai, Gurdian:prakash, Address:1/1 bakery road hastings kolkata22, Classification ভাঙ্গা. Area:0.02300000 Acre,
L11	LR Plot No.- 2219(Corresponding RS Plot No:- 833), LR Khatian No:- 10345	Owner:Nidhi Goenka, Gurdian:Ruchit, Address:5B Judges Court Road Alipore, Kol- 27, Classification:শালি, Area:0.07700000 Acre, Under Mutation
L12	LR Plot No - 2219(Corresponding RS Plot No - 833), LR Khatian No:- 9929	Owner Prakash Kandoi, Gurdian Basudeo, Address:1/1, Bakery Road Kol-22, Classification:শালি, Area:0.07700000 Acre, Under Mutation
L13	LR Plot No - 2219(Corresponding RS Plot No.- 833), LR Khatian No:- 9930	Owner:Armsstrong packaging pvt ltd, Gurdian:4 synagague street, Address kolkata 1 Classification:শালি, Area:0.07700000 Acre, Under Mutation

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

L14	LR Plot No - 2219(Corresponding RS Plot No- 833), LR Khatian No:- 9932	Owner:Taranagar Investment Company Ltd., Address,4, Synagogue Street Kol-1, Classification শালি. Area:0.07700000 Acre, Under Mutation
L15	LR Plot No:- 2219(Corresponding RS Plot No - 833), LR Khatian No - 9933	Owner:Vikash Kandoi, Gurdian NandKisore Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification শালি Area 0 07700000 Acre, Under Mutation
L16	LR Plot No.- 2219(Corresponding RS Plot No - 833), LR Khatian No:- 9934	Owner:Puspa Davi Kandoi, Gurdian Ramawatar Kandoi. Address:1/1, Bakery Road Hastings Kol-22, Classification শালি. Area:0 07700000 Acre, Under Mutation
L17	LR Plot No.- 2219(Corresponding RS Plot No - 833), LR Khatian No - 9935	Owner:Matrayi Kandoi, Gurdian Vikash Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification শালি, Area 0.07700000 Acre, Under Mutation
L18	LR Plot No:- 2219(Corresponding RS Plot No.- 833), LR Khatian No:- 9936	Owner:Royal Touch Fablon (P) Ltd , Address 4, Synagogue Street Kol-22, Classification:শালি, Area 0 07700000 Acre, Under Mutation
L19	LR Plot No:- 2219(Corresponding RS Plot No:- 833), LR Khatian No - 9937	Owner Mani Devi Kandoi, Gurdian:Nand Kisore Kandoi, Address:1/1, Bakery Road Hastings Kol-22, Classification শালি, Area.0 07700000 Acre, Under Mutation
L20	LR Plot No - 2219(Corresponding RS Plot No - 833), LR Khatian No - 9938	Owner,jaybardhan kandoi, Gurdian,prakash, Address:1/1 bakery road hastings kolkata22 Classification:শালি, Area 0 07700000 Acre, Under Mutation

Endorsement For Deed Number : I - 190405720 / 2018

On 30-05-2018.

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

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

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

Presented for registration at 16 26 hrs on 30-05-2018, at the Office of the A.R.A - IV KOLKATA by Biswajit Bhattacharya

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,56,17,800/-

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

Execution is admitted on 30-05-2018 by Biswajit Bhattacharya. Authorised Signatory, RISHINOX BUILDWELL LLP (LLP), Unit 306, DLF Galleria, New Town, Rajarhat, P.O:- Rajarhat, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Dileep Mahato, Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P O: Tanyani Chapra, Thana BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Execution is admitted on 30-05-2018 by Navin Jhunjhunwala, Authorised Signatory RISHI TRADECOM PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory ASAL DEALCOM PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory, ATITHI TRADECOM PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.K Market Fifth Floor, P.O:- Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal India, PIN - 700071; Authorised Signatory, NIKHIL VINIMAY PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory, ORANGESKY DEALERS PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Authorised Signatory, POWERFUL TRADECOM PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory, ACTUAL COMMODEAL PRIVATE LIMITED (Private Limited Company), 16A Shakespeare Sarani, New B.k Market Fifth Floor, P.O - Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Authorised Signatory, LIFE MAKE REAL ESTATES PRIVATE LIMITED (Private Limited Company), 1, Old Court House Corner Tobacco House, 1st Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Authorised Signatory, NIRMALKUNJ DEALCOMM PRIVATE LIMITED (Private Limited Company), 1, Old Court House Corner, Tobacco House, 1st Floor, P.O:- GPO, P.S - Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001; Authorised Signatory, LOOKLIKE DEALCOM PRIVATE LIMITED (Private Limited Company), 1, Old Court House Corner, Tobacco House, 1st Floor, P.O:- GPO, P.S - Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001

Identified by Dileep Mahato, Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O Tariyani Chapra, Thana: BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,105/- (B = Rs 25,000/-, E = Rs 21/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,105/-

Description of Online Payment using Government Receipt System (GRIPS), Finance Department, Govt of WB Online on 30/05/2018 10:31AM with Govt Ref. No: 192018190243420371 on 30-05-2018, Amount Rs 25,105/-, Bank HDFC Bank (HDFC0000014), Ref. No 531853171 on 30-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1 Stamp Type: Impressed, Serial no 37189, Amount: Rs.100/-, Date of Purchase, 25/05/2018, Vendor name: A Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 30/05/2018 10:31AM with Govt. Ref No: 192018190243420371 on 30-05-2018, Amount Rs. 75,021/-, Bank, HDFC Bank (HDFC0000014), Ref. No. 531853171 on 30-05-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1904-05720/2018-30/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 235521 to 235564

being No 190405720 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.06.07 18:47:56 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 07-06-2018 18:47:51
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF 2018

BETWEEN

RISHI TRADECOM PRIVATE
LIMITED & ORS.

... OWNERS

AND

RISHINOX BUILDWELL LLP

... DEVELOPER

AGREEMENT

DSP LAW ASSOCIATES
Advocates
4D Nicco House, 1B & 2 Hare Street,
Kolkata 700001

२०२५/१८

IV

5037/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 583655



13/8/18
 13/8/18
 13/8/18

Certified that the Document is admitted in
 registration. The Registrar's Sheet and the
 fee stamp are as affixed to this document
 as per the provisions of the Act.

[Signature]
 Additional Registrar
 Assurances-III, Kolkata

[Signature]
 Additional Registrar of
 Assurances-III, Kolkata

3 AUG 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME. We, (1) RISHI
 TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies
 Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B. K. Market
 Fifth Floor, Kolkata - 700071, Police Station and Post Office - Shakespeare Sarani.

Sold To.....
Name.....
Address.....
Rs.....
9 AUG 2018
C.M.M.'s Court, 2, Bankhall Street, Kol-1

76101
 Rishi Trade.com Pvt Ltd
 16A S.P. Lane
 9131

500750

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M. 'S Court
 2, Bankhall Street, Kol - 1

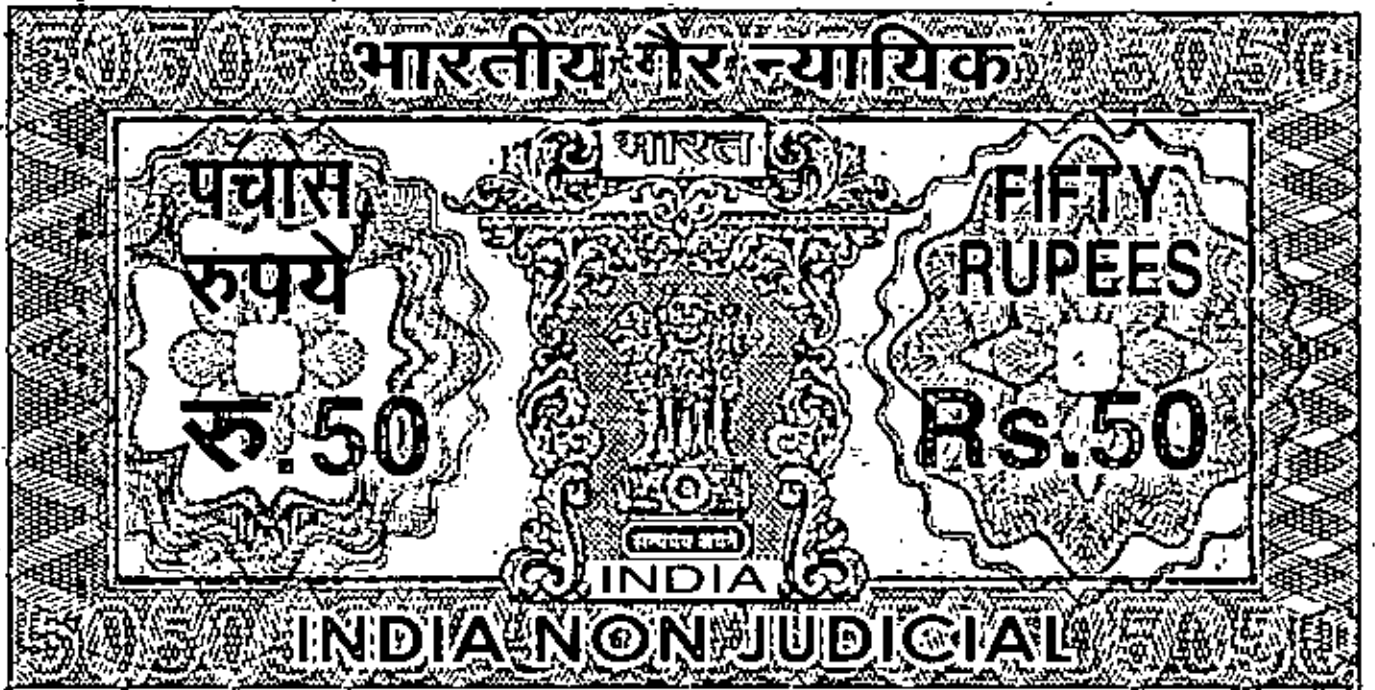


(Handwritten signature)

**Additional Registrar of
 Assurances III Kolkata**

13 AUG 2018

Identified by me
 Dileep Mahato
 S/o Lt. H. Mahato
 Zava Tala ps. Beland
 Tangai Chpoo
 Sitamohi
 P48316



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 270241

2.

having PAN: AAFCR4754E, (2) ASAL DEALCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8753E, (3) ATITHI TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies

Sold To.....
Name.....
Address.....
Rs.....
- 9 AUG 2018
C.M.M.'s Court,
2, Bankshall Street, Kol-1

76101
Rishi
16 A

Trade.com Pvt. Ltd.
S.P. Form
9/71

500750

~~ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. 'S Court
2, Bankshall Street, Kol-1~~



Additional Registrar of
Assurances III Kolkata

13 AUG 2018

Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8752F, (4) **NIKHIL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AADCN4829L, (5) **ORANGESKY DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AABCO5419R, (6) **POWERFUL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAGCP2158M, (7) **ACTUAL COMMODEAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16A Shakespeare Sarani New B.K. Market Fifth Floor, Kolkata-700071, Post Office and Police Station Shakespeare Sarani, having PAN: AAJCA8581E, (8) **LIFEMAKE REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5844J, (9) **NIRMALKUNJ DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAFCN5028J and (10) **LOOKLIKE DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5843R all Purchasers (1) to (10) represented by their Authorized Signatory Mr. Navin Jhunjhunwala son of Mr. Sushil Kumar Jhunjhunwala working for gain at DLF Galleria, Unit 704, 7th Floor, Premises No. 02-0124, AA-1B, New Town, Police Station and Post Office New Town, Kolkata - 700156 having PAN ACTPJ828111 hereinafter referred to as "the **PRINCIPALS**" (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 and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

↓



K
Additional Registrar of
Assurances III Kolkata

13 AUG 1971

- i. **"Attorneys"** shall mean the Developer represented by both or either of by its Authorized Representatives (a) **NAVIN JHUNJHUNWALA** son of Sri Sushil Kumar Jhunjunwala having PAN ACTPJ828111 and (b) **BISWAJIT BHATTASALI** son of Mr. Birendra Chandra Bhattasali having PAN AKXPB8344H both working for gain at DLF Galleria, Unit 704, 7th Floor, Premises No. 02-0124, AA-1B, New Town, Police Station and Post Office New Town, Kolkata - 700156 and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- ii. **"Building Complex"** shall mean the New Buildings at the said Premises together with the Common Areas and Installations and wherever the context so permits or intends shall include the said Premises
- iii. **"Developer's Realization Share"** shall mean 78% (eighty per cent) of the Realizations.
- iv. **"Developer"** shall mean **RISHINOX BUILDWELL LLP**, (having PAN AAVFR1692Q) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 306, DLF Galleria, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata-700156 and include its successors or successors-in-office and/or assigns.
- v. **"Development Agreement"** shall mean the Development Agreement dated 30th May 2018 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Volume No. 1904-2018, pages 235521 to 235564 being No. 190405720 for the year 2018 and both made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- vi. **"New Buildings"** shall mean the one or more several buildings to be constructed from time to time at the said Premises.
- vii. **"Project"** shall mean and include the planning and development activities in respect of the Building Complex, including sanctioning of plans, obtaining permissions and clearances, erection, re-erection, demolition, addition or alteration of the New Buildings and the Common Areas and Installations thereat and all activities allied and ancillary thereto and Transfer of the Transferable

b.



Additional Registrar of
Assurances III Kolkata

13 AUG 2017

Areas therein and collection and distribution of Realizations and maintenance and administration of the Building Complex in matters relating to Common Purposes all in accordance with the terms and conditions of in the Development Agreement.

- viii. **"Principals' Allocation"** shall mean 22% (twenty per cent) of the Realizations.
- ix. **"Realization"** shall mean the amounts that may from time to time be received against transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits (both as defined and described in the Development Agreement).
- x. **"said Premises"** shall mean immovable property with a land area of 1 acre more or less assessed as Municipal Holding Nos. 31, 31/2 to 31/10 Jessore Road (North) {now amalgamated as Municipal Holding No. 31 Jessore Road (North)} comprised in R.S. Dag Nos. 833 and 837 corresponding to and LR Dag Nos. 2219 and 2218 in Mouza Udayrajpur, Police Station Barasat, North 24 Parganas morefully and particularly described in the **SCHEDULE** hereunder written.
- xi. **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- xii. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xiii. **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- xiv. **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.
- xv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

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A. WHEREAS by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Said Premises and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.

B. AND WHEREAS in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Premises and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Premises and the Building Complex and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the said Premises.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Premises or any part thereof or the boundary of the Said Premises in the records of the Madhyamgram Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Premises and/or any portion thereof for the purposes connected to

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development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.

6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Premises or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the said Premises.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the said Premises.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Premises in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such



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Assurances III Kolkata

13 AUG 2011

deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.

14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the said Premises in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.

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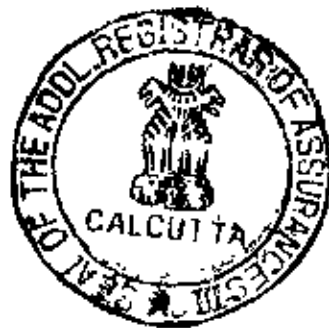


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Assurances III Kolkata

13 AUG 2019

20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2016, the WB Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Said Premises or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the

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Assurances III Kolkata

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Development Agreement but without however creating any financial obligation of repayment upon the Principals.

28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
29. To produce or give copies of any original title deed or document relating to the Said Premises and/or the Complex to any person or financier or others.
30. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Said Premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
32. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts of the Principals and the Developer as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
33. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.



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Assurances III Kolkata

13 AUG 1974

34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
35. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
36. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
37. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
38. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper
40. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.
41. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.

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Assurances III Kolkata

13 AUG 1970

42. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
43. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
44. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principals before the Madhyamgram Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, M.E.D., Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and/or the WB Housing Industry Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all



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Insurance III Kolkata

13 AUG 2010

title deeds concerning the Said Premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

45. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
46. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
47. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
48. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

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Additional Registrar of
Assurances III Kolkata

13 AUG 77

49. To receive all letters parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipt thereof.
50. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
- IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Premises and the Building Complex and the Project and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.
- V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.
- VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PREMISES)

ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land containing an area of 1 Acre or 100 Satak more or less situate lying and being entire L.R. Dag No. 2218 (formerly R.S. Dag No. 837 recorded in R.S. Khatian No. 412) containing an area of 23 satak and the demarcated portion containing an area of 77 satak of L. R. Dag No. 2219 (measuring 193 satak) (formerly R.S. Dag No. 833 recorded in R.S. Khatian No. 1499) both recorded in L.R. Khatian Nos. 10345, 9929, 9930, 9932, 9933, 9934, 9935, 9936, 9937 and 9938 in Mouza Udayrajpur, J. L. No. 43, Touzi No. 146, Additional District Sub-Registrar, Barasat under Police Station Barasat, Municipal Holding/Premises Nos.31, 31/2, 31/3, 31/4, 31/5, 31/6, 31/7, 31/8, 31/9 and 31/10 Jessore Road (North) {now amalgamated as Municipal Holding No. 31 Jessore Road (North)}, Pin-700129 within Ward No. 12 of the Madhyamgram Municipality in the District of North 24 Parganas and butted and bounded as follows:

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Assurances III Kolkata

13 AUG 2018

- On the North : Partly by portion of R.S Dag No. 831 and partly by R. S. Dag No. 833;
- On the South : Partly by R.S. Dag Nos. 835, 836 and 838 and partly by 10 feet wide Hemanta Basu Sarani Bye-lane;
- On the East : Partly by R.S. Dag No. 836 and partly by Jessore Road; and
- On the West : Partly by portion of each of R.S. Dag Nos.831 and 840

OR HOWSOEVER OTHERWISE the said Premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the constructions on the said Premises is about 4100 Square Feet more or less which is more than 45 years old.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 13th day of August, Two Thousand and Eighteen.

EXECUTED AND DELIVERED by
the PRINCIPALS abovenamed at
Kolkata in the presence of:

Sulhan Sarkar.
C/o DSP Law Associates.
4D, Nicco House
1B, Hare Street.
Kolkata-700001.
Rakesh Bagaria Adv.
2 Hare Street
KOL-01

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATITHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMODEAL PRIVATE LIMITED
8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
10. LOOKLIKE DEALCOM PRIVATE LIMITED

[Signature]
AUTHORISED SIGNATORY

Drafted by me:-

Rakesh Bagaria Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700001
81415110

WE ACCEPT

RISHINOX BUILDWELL LLP

[Signature]
Authorised Signatory




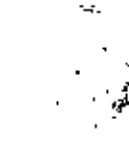






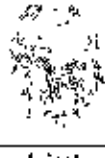
RISHINOX BUILDWELL LLP












[Signature]
Authorised Signatory



Additional Registrar of
Assurances III Kolkata

3 AUG 1970

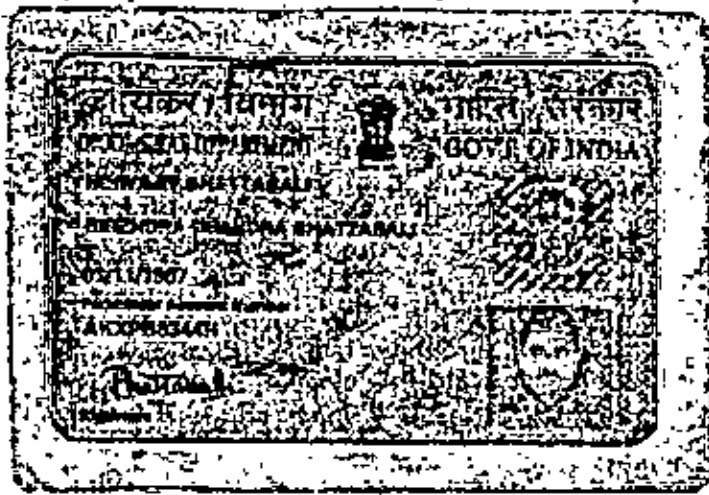
<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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



Additional Registrar of
Assurances III Kolkata

13 AUG 2019





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাঙ্কনের নম্বর/ Enrolment No - 0654/09030/30090

To
 বিস্বজিত ভট্টাচার্য
 Biswajit Bhattacharya
 S/O Birendra Chandra Bhattacharya
 KADBELTAI A
 PATULIA
 Siddheswarbati
 Bardhaman
 North 24 Parganas West Bengal - 700119
 9038517191

Download Date: 02/06/2019

Generation Date: 18/05/2019

Validly known



QR Code Scan For Integrity

আমার আধার সংখ্যা / Your Aadhaar No :

2869 6688 2978

VID: 9126 0026 2888 9049

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



বিস্বজিত ভট্টাচার্য
 Biswajit Bhattacharya
 জন্ম তারিখ/DOB: 02/11/1967
 লিঙ্গ/ GENDER: MALE



2869 6688 2978

VID: 9126 0026 2888 9049

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 S/O Birendra Chandra Bhattacharya
 KADBELTAI A, PATULIA Siddheswarbati
 North 24 Parganas
 West Bengal - 700119

Address:
 S/O Birendra Chandra Bhattacharya,
 KADBELTAI A, PATULIA Siddheswarbati,
 North 24 Parganas,
 West Bengal - 700119



QR Code Scan For Integrity

2869 6688 2978

VID: 9126 0026 2888 9049



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লক্ষ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথবা সিসেপা দ্বারা লাভ করা যায়
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish Identity, authenticate online.
- This is electronically generated letter.

- আধার: মাত্র মনে রাখা।
- আধার স্থাপন করতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
KASAI DEALCOM PRIVATE LIMITED
30/09/2011
Payment Account Number
AAJCA8783E


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PATITHI TRADECOM PRIVATE LIMITED
30/09/2011
Particulars Account Number
AAJCA8752F

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NIKHIL VINAYAK PRIVATE LIMITED
05/01/2011
AADCH4829L

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ORANGEKY DEALERS PRIVATE LIMITED
28/08/2011
AABCO3419R

आयकर विभाग
INCOME TAX DEPARTMENT
POWERFUL TRADECOM PRIVATE
LIMITED
29/09/2014
AAGCP2112M

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ACTUAL COMMODEAL PRIVATE LIMITED
28/09/2011
AAJCA8581E

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
LIFEMAKE REAL ESTATES PRIVATE
LIMITED
08/10/2013
PAN/INSTR. Acct. Numb
AACCL5844J8

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
NIRMALKUNJ DEAL CORP PRIVATE
LIMITED
08/10/2013
AECN5028J

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
LOOK LIKE DEALCOM PRIVATE LIMITED
08/10/2013
PAN: AAEE143R

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 भारत सरकार
 Ministry of Home Affairs
 भारत सरकार
FACSIMILE COMMISSION OF INDIA
IDENTITY CARD

A7C1187467



संस्था संख्या	२३-३२३३३
धर्म संस्था का नाम	विशेष मतदाता
पता संख्या	३३३३३३
पता का नाम	सुभाष चन्द्र बोस
पता का पता	३३३३३३
दिनांक	३३/३/३३३३

Dist. no. number

A7C1187487

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Date: ३३/३/३३३३

This card is valid only for the purpose of
 identification and is not to be used for any other
 purpose. It is issued by the Commission of India
 on behalf of the Government of India.
 In case of change of address, the holder of this card
 should inform the Commission of India immediately
 in the prescribed form and obtain a new card.
 The card with the same number.

Major Information of the Deed

Deed No :	IV-1903-05037/2018	Date of Registration	13/08/2018
Query No / Year	1903-1000223794/2018	Office where deed is registered	
Query Date	07/08/2018 11:48:28 AM	A.R.A. - III KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	Navin Kumar Jhunjhunwala Thana : New Town, District : North 24-Parganas, WEST BENGAL, Pin - 700156, Mobile No. : 9007016007, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 550/- (Article 48(d))	Rs 7/- (Article E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI TRADECOM PRIVATE LIMITED 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O - Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAFCR4754E, Status :Organization, Executed by: Representative, Executed by: Representative
2	ASAL DEALCOM PRIVATE LIMITED 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O:- Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAJCA8753E, Status :Organization, Executed by: Representative, Executed by: Representative
3	ATITHI TRADECOM PRIVATE LIMITED 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O:- Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India PIN - 700071 , PAN No.:: AAJCA8752F, Status :Organization Executed by: Representative, Executed by: Representative
4	NIKHIL VINIMAY PRIVATE LIMITED 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O.- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AADCN4829L, Status :Organization, Executed by: Representative, Executed by: Representative
5	ORANGESKY DEALERS PRIVATE LIMITED 16A, Shakespeare Sarani, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCO5419R, Status :Organization, Executed by: Representative, Executed by: Representative
6	POWERFUL TRADECOM PRIVATE LIMITED 16A, Shakespeare Sarani, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAGCP2158M, Status :Organization, Executed by: Representative Executed by: Representative
7	ACTUAL COMMODEAL PRIVATE LIMITED 16A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAJCA8581E, Status Organization, Executed by: Representative, Executed by: Representative
8	NIRMALKUNJ DEALCOMM PRIVATE LIMITED 1. Old Court House Corner, Tobacco House, Room 104, P.O:- GPO, P S:- Hare Street, District -Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECN5028J, Status :Organization, Executed by Representative, Executed by: Representative



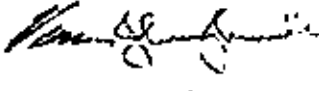


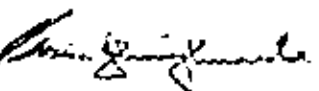
Major Information of the Deed :- IV-1903-05037/2018-13/08/2018

9	LIFEMAKE REAL ESTATES PRIVATE LIMITED 1, Old Court House Corner, Tobacco House, Room 104, P.O:- GPO, P.S:- Hare Street, District -Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCL5844J, Status :Organization, Executed by: Representative, Executed by: Representative
10	LOOKLIKE DEALCOM PRIVATE LIMITED 1, Old Court House Corner, Tobacco House Room 104, P.O- GPO, P.S- Hare Street, Kolkata, District -Kolkata West Bengal, India, PIN - 700001 , PAN No . : AACCL5843R, Status :Organization, Executed by: Representative Executed by: Representative



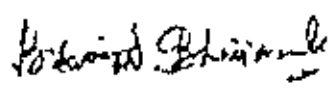
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHINOX BUILDWELL LLP 308, DLF Galleria, New Town, P.O.- New Town, P.S.- New Town, District -North 24-Parganas, West Bengal India, PIN - 700156 , PAN No . : AAVFR1692Q, Status :Organization, Executed by: Representative

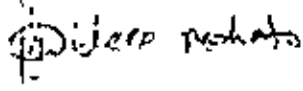
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Navin JhunJhunwala Son of Mr Sushil Kumar JhunJhunwala Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office	 <small>Aug 13 2018 8:50PM</small>	 <small>LT 13/08/2018</small>	 <small>13/08/2018</small>
DLF Galleria, Unit 704,, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No ACTPJ8281H Status : Representative, Representative of : RISHI TRADECOM PRIVATE LIMITED (as Director), ASAL DEALCOM PRIVATE LIMITED (as Director), ATITHI TRADECOM PRIVATE LIMITED (as Director), NIKHIL VINIMAY PRIVATE LIMITED (as Director), ORANGESKY DEALERS PRIVATE LIMITED (as Director), POWERFUL TRADECOM PRIVATE LIMITED (as Director), ACTUAL COMMODEAL PRIVATE LIMITED (as Director), NIRMALKUNJ DEALCOMM PRIVATE LIMITED (as Director), LIFEMAKE REAL ESTATES PRIVATE LIMITED (as Director), LOOKLIKE DEALCOM PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
2	Mr Navin JhunJhunwala Son of Mr Sushil Kumar JhunJhunwala Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office	 <small>Aug 13 2018 8:10PM</small>	 <small>LT 13/08/2018</small>	 <small>13/08/2018</small>
DLF Galleria Unit 704,, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ACTPJ8281H Status : Representative, Representative of : RISHINOX BUILDWELL LLP (as Authorised Representative)				

Major Information of the Deed :- IV-1903-05037/2018-13/08/2018

Name	Photo	Finger Print	Signature
Mr Biswajit Bhattasali (Presentant) Son of Mr Brendra Chandra Bhattasali Date of Execution - 13/08/2018, Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office			
Aug 13 2018 6:11PM	LTI 13/08/2018	13/08/2018	13/08/2018
DLF Galleria, Unit 704, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156, Sex: Male, By Caste. Hindu, Occupation: Business, Citizen of: India, PAN No.: AKXPB8344H Status : Representative, Representative of : RISHINOX BUILDWELL LLP.(as Authorised Representative)			

Identifier Details :

Name & address	
Mr Dileep Mahato Son of Late N Mahato Zava Tola, P.O:- T Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Navin Jhunjhumwala, Mr Navin Jhunjhumwala, Mr Biswajit Bhattasali	
	13/08/2018

Endorsement For Deed Number : IV - 190305037 / 2018

On 13-08-2018

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

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

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

Presented for registration at 13:36 hrs on 13-08-2018, at the Office of the A.R.A - III KOLKATA by Mr Biswajit Bhattasali ..

Major Information of the Deed :- IV-1903-05037/2018-13/08/2018

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

Execution is admitted on 13-08-2018 by Mr Navin Jhunjhunwala, Director, RISHI TRADECOM PRIVATE LIMITED, 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071, Director, ASAL DEALCOM PRIVATE LIMITED, 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Director, ATITHI TRADECOM PRIVATE LIMITED, 16A, Shakespeare Sarani New B K Market, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Director, NIKHIL VINIMAY PRIVATE LIMITED, 16A, Shakespeare Sarani New B K Market 5th Floor, P.O:- Shakespeare Sarani, P.S - Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Director, ORANGESKY DEALERS PRIVATE LIMITED, 16A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071, Director, POWERFUL TRADECOM PRIVATE LIMITED, 16A, Shakespeare Sarani, P.O - Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Director, ACTUAL COMMODEAL PRIVATE LIMITED, 16A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071; Director, NIRMALKUNJ DEALCOMM PRIVATE LIMITED, 1, Old Court House Corner, Tobacco House, Room 104, P.O:- GPO, P.S:- Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, Director, LIFEMAKE REAL ESTATES PRIVATE LIMITED, 1, Old Court House Corner, Tobacco House, Room 104, P.O.- GPO, P.S.- Hare Street, District -Kolkata, West Bengal, India, PIN - 700001; Director, LOOKLIKE DEALCOM PRIVATE LIMITED, 1, Old Court House Corner, Tobacco House Room 104, P.O:- GPO, P.S:- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Dileep Mahato, . . Son of Late N Mahato, Zava Tola, P.O: T Chapra, Thana: BELSAND, . Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Execution is admitted on 13-08-2018 by Mr Navin Jhunjhunwala, Authorised Representative, RISHINOX BUILDWELL LLP, 306, DLF Galleria, New Town, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr Dileep Mahato, . . Son of Late N Mahato, Zava Tola, P.O: T Chapra, Thana: BELSAND, . Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Execution is admitted on 13-08-2018 by Mr Biswaji Bhattasak, Authorised Representative, RISHINOX BUILDWELL LLP, 306, DLF Galleria, New Town, P.O:- New Town, P.S - New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr Dileep Mahato, . . Son of Late N Mahato, Zava Tola, P.O. T Chapra, Thana: BELSAND, . Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 550/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 76101, Amount: Rs.550/-, Date of Purchase: 09/08/2018, Vendor name: Abanish Kumar Das



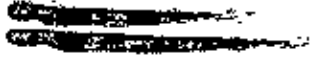
Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- IV-1903-05037/2018-13/08/2018

(11) OF ASSURANCE
A. KOLKATA



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার জুড়িয়াতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ভারত সরকারের পরিচয় প্রমাণ

Ministry of Information & Public Relations, Government of India

ঠিকানা: এস/ও: সুশীল কুমার
জুনজুনওয়ালা, পি-১৯৯, সিটি রোড,
স্কিম ৭এম, কানকুর্গাচি, কোলকাতা,
কানকুর্গাচি, পশ্চিম বঙ্গ, ৭০০০৫৪

Address: S/O: Sushil Kumar
Jhunjhunwala, P-199, C I T
ROAD, SCHEME-7 M,
Kankurgachi, Kolkata,
Kankurgachi, West Bengal,
700054

7716 5309 9512



1947



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सत्यमेव जयते

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आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1213/30072/07961

20/11/2017

To
Navin Jhunjhunwala
নবীন জুনজুনওয়ালা
S/O: Sushil Kumar Jhunjhunwala
P-199
C I T ROAD, SCHEME-7 M
Kankurgachi
Kankurgachi, Kankurgachi, Kolkata,
West Bengal - 700054
9831490801



KA409128091FH

40812809



আপনার আধার সংখ্যা / Your Aadhaar No. :

7716 5309 9512

আমার আধার, আমার পরিচয়



ভারত সরকার

ভারত সরকার



নবীন জুনজুনওয়ালা
Navin Jhunjhunwala

জন্মতারিখ / DOB: 23/04/1974

পুরুষ / Male

7716 5309 9512



আমার আধার, আমার পরিচয়

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आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

RISHI TRADECOM PRIVATE LIMITED

13/09/2011

AAFCR4754E



Card is valid / valid until 31/12/99
Number 1234567890123456
Card No. 1234 5678 9012 3456
Exp. Date 01/01/99 to 31/12/99
PIN 1234 5678

If this card is lost / someone's lost card is found
please inform us by
calling The PIN Service Unit, NSE,
1st Floor, Market Street,
Market Centre, New Cross Road, Deptford, London SE14 5AP
Phone 471 816

For 41-25-771 1000 Fax 41-25-771 821
www.nse.co.uk

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 143000 to 143040

being No 190305037 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.08.16 16:13:45 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 8/16/2018 4:13:32 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

Malay
Kanti Das
Additional Registrar
of Assurance
Office of the A.R.A.
West Bengal

(This document is digitally signed.)

DATED THIS 13th DAY OF AUGUST 2018

FROM

RISHI TRADECOM PRIVATE LIMITED &
ORS.

... PRINCIPALS

TO

NAVIN KUMAR JHUNJHUNWALA &
ANR.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001