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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Receiver of Stamps  
Kolkata  
1/1/18


Official stamp paper is admitted to  
be used for the purpose of the  
Government of West Bengal  
and the Government of India  
and the Government of Assam

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02/01/19

THIS SUPPLEMENTAL AGREEMENT made this the 03<sup>rd</sup> day of SEPTEMBER Two

Thousand and Eighteen

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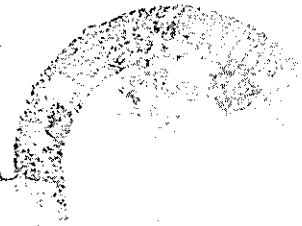
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11 JUN 2016  
SURANJAN MURHEJLI  
Licensed Stamp Vendor  
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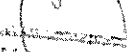
PANKAJ SHROFF & CO.  
4, Government Street (North)  
Daha Bazar, ...  
Kolkata

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Identified by me:-


Anjil Naskar  
s/o - Kamel Naskar  
Vill - Kuberia  
P.O - Nazidama  
P.S - Baruiapur  
Dist - 24 P.S (S)  
Pin - 743330



  
ADDITIONAL DEPUTY COMMISSIONER  
OF ASSAM ... KATA  
- 1 JAN 2016

BETWEEN

(1)TEEKOY MERCANTILE PRIVATE LIMITED (PAN No. AA ACT9295K) (CIN No. U51109WB1994PTC066470) a company within the meaning of The Companies Act 1956 having its registered office situated at 1, Netaji Subhas Road, Police Station Hare Street, Post Office GPO, Kolkata 700001, represented by its Director Sri Mahesh Kumar Prahladka (DIN No. : 00574000)(PAN No. AESPP1850R) son of Late Manturam Prahladka, residing at BA-10, Sector - I, Salt Lake City, Kolkata 700064, Police Station Bidhannagar North, Post Office - CC Block (2)RICON SALES PRIVATE LIMITED (PAN No. AABCR2602K) (CIN No. U51109WB1995PTC070882) a company within the meaning of The Companies Act 1956 having its registered office at 2, Russel Street (now known as Anandilal Poddar Sarani), Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Manoj Kumar Prahladka (DIN No. : 01002234) (PAN No. AFOPP0366F) son of Sri Mahesh Kumar Prahladka, residing at BA-10, Sector - I, Salt Lake City, Kolkata 700064, P.S Bidhannagar North, P.O. CC Block (3)CALICO DEALCOMM PRIVATE LIMITED(PAN No. AACCC2574N) (CIN No. U51109WB1994PTC066672) a company within the meaning of the Companies Act 1956 having its registered office at 2, Russel Street (now known as Anandilal Poddar Sarani), Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Mahesh Kumar Prahladka(DIN No. : 00574000) (PAN No. AESPP1850R) son of Late Manturam Prahladka, residing at BA-10, Sector - I, Salt Lake City, Kolkata 700064, Police Station Bidhannagar North, Post Office CC Block (4)VAASTU REALTORS PRIVATE LIMITED(PAN No. AAACV9258Q) (CIN No.U70101WB1995PTC071742) a company within the meaning of The Companies Act 1956 having its registered office at 2, Anandilal Poddar Sarani (previously Russel Street) Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 represented by its Director Sri Ashish Dalmia(DIN No. : 03394057)(PAN No. AFAPD3109G) son of Sri Santosh Kumar Dalmia, residing at 18, Pankaj Mullick Sarani (formerly known as Ritchie Road), Kolkata 700019, Police Station Ballygunge, Post Office Ballygunge (5) DALMIA REALTORS PRIVATE LIMITED (PAN No.AAACD9488L) (CIN No. U70101WB1995PTC071743) a company within the meaning of The Companies Act 1956 having its registered office at 18, Pankaj Mullilck Sarani (formerly known as Ritchie Road), Police Station Ballygunge, Post Office Ballygunge,



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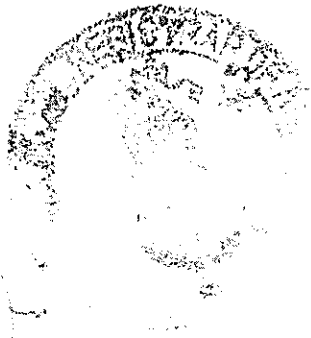
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Kolkata 700019, represented by its Director Sri Santosh Kumar Dalmia(DIN No. : 00445459)(PAN No. ADQPD1894G) son of Late Satyanarayan Dalmia, residing at 18, Pankaj Mullick Sarani (formerly known as Ritchie Road), Kolkata 700019, Police Station Ballygunge, Post Office Ballygunge (6)AAHAR EXPORTS PRIVATE LIMITED (PAN No. AACCA7496H) (CIN No. U51909WB1995PTC070924) a company within the meaning of The Companies Act 1956 having its registered office situated at 2, Anandilal Poddar Sarani (previously Russel Street) Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Santosh Kumar Dalmia(DIN No. : 00445459) (PAN No. ADQPD1894G) son of Late Satyanarayan Dalmia, residing at 18, Pankaj Mullick Sarani (formerly known as Ritchie Road), Kolkata 700019, Police Station Ballygunge, Post Office Ballygunge(7) RAMESHWAR TRADERS PRIVATE LIMITED(PAN No. AAFCR5238R) (CIN No. U51909WB1995PTC070964) a company within the meaning of The Companies Act 1956 having its registered office at 2, Anandilal Poddar Sarani (previously Russel Street), 1<sup>st</sup> floor, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Deepak Kumar Chaudhary(DIN No. : 00870219) (PAN No. ACNPC9855E) son of Sri Santosh Kumar Chaudhary, residing at 2, Chapel Road, Kolkata 700022, Police Station Hastings, Post Office Bakery Road(8)PURNIMA TEXTRADE PRIVATE LIMITED(PAN No. AAGCP2551E) (CIN No. U51109WB1995PTC071082) a company within the meaning of The Companies Act 1956 having its registered office situated at 2, Chapel Road, Police Station Hastings, Post Office Bakery Road, Kolkata 700022, represented by its Director Sri Deepak Kumar Chaudhary(DIN No. : 008702019) (PAN No. ACNPC9855E) son of Sri Santosh Kumar Chaudhary, residing at 2, Chapel Road, Kolkata 700022, Police Station Hastings, Post Office Bakery Road(9)PUSHPSALA SALES PRIVATE LIMITED (PAN No. AAGCP2553E) (CIN No. U51109WB1995PTC070993) a company within the meaning of The Companies Act 1956 having its registered office situated at 2, Chapel Road, Police Station Hastings, Post Office Bakery Road, Kolkata 700 022. represented by its Director Sri Deepak Kumar Chaudhary(DIN No. : 00870219) (PAN No. ACNPC9855E) son of Sri Santosh Kumar Chaudhary, residing at 2, Chapel Road, Kolkata 700022, Police Station Hastings, Post Office Bakery Road(10)GYANDEEP MERCHANTS PRIVATE LIMITED (PAN No. AABCG0740P) (CIN No. U51109WB1995PTC070982) a company within



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the meaning of The Companies Act 1956 having its registered office at 2, Anandilal Poddar Sarani (previously Russel Street), Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Navin Joshi (DIN No. : 00500770) (PAN No. ACQPJ3370A) son of Late Nawal Joshi, residing at 5B, Penn Road, Penn Court, Kolkata 700027, Police Station Alipore, Post Office Alipore (11) MAHAVIR COMMODITIES PRIVATE LIMITED (PAN No. AABCM9136F) (CIN No. U51109WB1995PTC071056) also a company within the meaning of The Companies Act 1956 having its registered office situated at 2, Anandilal Poddar Sarani (previously Russel Street) Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Navin Joshi (DIN No. : 00500770) (PAN No. ACQPJ3370A) son of Late Nawal Joshi, residing at 5B, Penn Road, Penn Court, Kolkata 700027, Police Station Alipore, Post Office Alipore (12) JOSHI REALTORS & DEVELOPERS PRIVATE LIMITED (PAN No. AAACJ7258C) (CIN No. U70109WB1994PTC061997) a company within the meaning of The Companies Act 1956 having its registered office situated at 2, Anandilal Poddar Sarani (previously Russel Street) Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, represented by its Director Sri Navin Joshi (DIN No. : 00500770) (PAN No. ACQPJ3370A) son of Late Nawal Joshi, residing at 5B, Penn Road, Penn Court, Kolkata 700027, Police Station Alipore, Post Office Alipore, hereinafter collectively referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor and/or successors in their respective offices/interests and assigns) of the ONE PART.

AND

PS GROUP REALTY PRIVATE LIMITED (formerly PS Group Realty Limited) (PAN No. AABCP5390E) (CIN No. U65922WB1988PTC044915), a company within the meaning of The Companies Act 1956 having its registered office situated at 1002 EM Bypass, Police Station Pragati Maidan, Post Office Dhapa, Kolkata 700105 and represented by its Director Sri Surendra Kumar Dugar (DIN No. : 00424900) (PAN No. ACUPD1317K) son of Late J. M. Dugar, residing at 2B Dover Road, Kolkata 700019, Police Station Ballygunge, Post Office Ballygunge

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hereinafter referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and permitted assigns) of the OTHER PART:

WHEREAS:

A. Municipal Premises no. 2, Russel Street (presently named Anandilal Poddar Sarani), Kolkata 700071 admeasuring **2 Bighas 1 Cottahs 7 Chittaks and 15 Sq. ft.** more or less (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) is owned by the Owners.

B. Navin Joshi, Radha Joshi and Minu Joshi and/or persons claiming through or under them are presently in occupation of a sweet meat shop under the name "Gangaur Sweets" at the front portion on the ground floor of the existing building at the said premises (hereinafter referred to as the "**GANGAUR SHOP**" the details whereof will appear from **PART I** of the **THIRD SCHEDULE** to the Development Agreement dated 20<sup>th</sup> June 2016). The said Navin Joshi, Radha Joshi and Minu Joshi and/or persons claiming through or under them are presently also in occupation of a restaurant under the name "Gangaur Snacks" at the front portion on the ground floor of the existing building at the said premises (hereinafter referred to as the "**GANGAUR SNACKS**" the details whereof will appear from **PART II** of the **THIRD SCHEDULE** to the Development Agreement dated 20<sup>th</sup> June 2016). One Mr. Ramesh and Kokil Verma are presently in possession and occupation of a Cigarette shop at the front portion on the ground floor of the building at the said Premises (hereinafter referred to as the "**CIGARETTE SHOP**" the details whereof will appear from **PART III** of the **THIRD SCHEDULE** to the Development Agreement dated 20<sup>th</sup> June 2016). The said occupants are hereinafter referred to as "the **REHAB OCCUPANTS**".

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C. There are few more shops occupied by different occupants in the front portion on the ground floor of the existing building at the said premises. Details of the said occupants, whom the Owners are ready and willing to evict from their respective occupied portions in a lawful manner either by providing alternate accommodation in the New Building at the said premises or by paying compensation, the list of such occupants have been provided by the Owners to the Developer separately, and the said occupants are hereinafter referred to as the "OTHER OCCUPANTS".

D. By a Development Agreement dated 20<sup>th</sup> June 2016 made between the above-named Owners as owners therein and the Developer hereto as Developer therein and registered with the Additional Registrar of Assurances-II, Kolkata in Book No. I, Volume No. 1902-2016, Pages 93795 to 93921, Being No. 190202699 for the year 2016 (hereinafter referred to as "the Development Agreement"), the Owners in consultation with each other had jointly granted the exclusive right of development in respect of the said premises and construction of a new residential-cum-commercial building thereat unto and in favour of the Developer herein, which the Developer had agreed to undertake for the consideration and on the terms and conditions contained therein. Pursuant to the said Development Agreement, the Owners had also executed and registered two several Powers of Attorney in favour of Sri Arun Kumar Sancheti and Sri Gaurav Dugar as nominees of the Developer granting the powers as therein contained.

E. Under the Development Agreement, it was agreed and recorded between the Owners and the Developer, inter alia, as follows:

- (a) that the Owner's Allocation in the New Building/Project as described in the Development Agreement would belong to the Owners and the Developer's Allocation in the New Building/Project as described therein would belong to the Developer;

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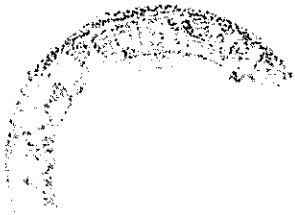
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- (b) that the Developer would pay interest-free refundable security deposit of Rs.10,00,00,000/- (Rupees Ten Crores only) to the Owners in equal shares as and in the manner mentioned therein.
- (c) that it would be the responsibility and obligation of the Owners to cause the entirety of the building at the said premises (except the above-referred Gangaur Shop and Cigarette Shop) vacated at their own costs within a period of 9 (nine) months from the date of execution of the Development Agreement with a grace period of 3 (three) months AND the Developer would provide temporary accommodation to the Gangaur Shop, Cigarette Shop and any other Occupants seeking rehabilitation in the New Building, out of the areas provided by the Developer.
- (d) that the Owners shall make over to the Developer the vacant possession of the areas as and when received by them from the tenants/occupants.

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dated 20<sup>th</sup> June 2016,

F. Pursuant to the Development Agreement, the Owners and the Developer have duly performed and complied with several of their respective obligations as follows:

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(a) the Developer has paid interest-free refundable security deposit of Rs.2,00,00,000/- and thereafter paid interest free refundable security deposit of Rs.10,00,00,000/- (Rupees Ten Crores only) to the Owners in equal shares (which the Owners do hereby reiterate to have received).

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(b) the Owners at their own costs and expenses and in a lawful manner have caused to be surrendered the tenancies of all the tenants/occupants of the building at the said premises and obtained vacant peaceful possession of their respective tenanted/occupied portions and further handed over the possession thereof to the Developer herein as and when received by them other than the (i) Gangaur Shop, (ii) Gangaur Snacks, (iii) the Cigarette Shop and (iv) the "said other occupants" who are presently in possession of their respective occupied portions.

(c) the Developer has caused to be prepared a plan for construction of the New Building for 'office' and 'commercial use' at the said Premises in

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- consultation with the Owners and had submitted the same before the Kolkata Municipal Corporation for sanction in the names of the Owners.
- (d) the Owner Nos. 1 to 9 have deposited their original title deeds in respect of their share in the said Premises with their Solicitor Sri B.K. Jain of No.6A, Kiran Shankar Roy Road, Kolkata - 700001, and the Owner Nos.10 to 12 have deposited their original title deeds in respect of their share in the said premises with their Solicitor Sri P.K. Jhunjhunwala of 7C, Kiran Shankar Roy Road, Kolkata 700001.
- (e) The Owners have demolished the buildings, outhouses and structures at the said Premises other than the portions occupied by the above-referred Gangaur Shop, Gangaur Snacks, Cigarette Shop and the "said Other Occupants".

G. In view of change of user of the proposed building to be constructed at the said Premises and also to avoid competition, the Owners have jointly decided and approached the Developer to not only develop but also commercially exploit and sell or otherwise transfer all the Saleable Areas in the Project (other than those required for rehabilitation of "Rehab Occupants" and the "said Other Occupants") and to share the revenue realized from the sale of the Saleable Areas instead of allocating the Owners' Allocation to the Owners and the Developer's Allocation to the Developer, to which the Developer has agreed in modification of the said previous Development Agreement.

H. Accordingly, the Parties hereto are entering into this supplemental agreement with a clear understanding that (a) this agreement is in modification of the terms and conditions contained in the said Development Agreement and the other documents executed between the Owners and the Developer relating to the development of the said Premises pursuant thereto, (b) all acts, deeds and things done by the Parties in pursuance of the Development Agreement and by virtue of the powers and authorities granted to the Developer or its nominees shall be and remain valid and shall be deemed to have been done to effectuate development of the Project in terms thereof, and (c) the previous Powers of Attorneys granted in pursuance

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of the said Development Agreement shall stand revoked and cancelled with effect from the date hereof in view of the Owners granting fresh Powers of Attorney in terms hereof.

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

**ARTICLE - I - DEFINITIONS**

- 1.1. In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under and save those defined hereunder, the expressions defined under the said Development Agreement and used in this Agreement shall, unless there be something contrary or repugnant to the subject or context hereunder, have the same meaning as assigned to them under such Development Agreement:
- (i) **ARCHITECT** shall mean ABIN DESIGN STUDIO or any other Architect or firm or firms of Architects, who has been and/or maybe appointed by the Developer for designing and planning as also supervising the development of the said premises and construction of the said New Building forming part of the Project;
  - (ii) **COMMON PARTS AND PORTIONS** shall mean the common parts and portions of the said Project and/or the new building meant for use of the same in common by all the owners and occupiers of the units at the said new building forming part of the Project as mentioned in Part-I of the Fifth Schedule to the Development Agreement;
  - (iii) **DEVELOPMENT AGREEMENT** shall mean the Development Agreement dated 20<sup>th</sup> June, 2016 as modified by this agreement;

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- (iv) **DEVELOPER'S SHARE OF NET REVENUE** shall mean 31.5%(thirty one and half percent) of the Net Revenue generated from sale of the Saleable Areas of the New Building and from the sale of the car parking spaces ;
- (v) **EXISTING BUILDING** shall mean only those portions of the existing building and other structures lying constructed at the said Premises which are occupied by the Rehab Occupants and the Other Occupants and the same is marked in GREEN in the map or plan annexed hereto.
- (vi) **EXTRAS AND DEPOSITS** shall mean certain charges, expenses and deposits to be taken by the Developer from the Intending Purchasers of Saleable Areas of the New Building (including from the Rehab Occupants and the Other Occupants) as mentioned in **Article XVII** hereunder written and such charges and deposits shall not form part of the Net Revenue of the Project.
- (vii) **MARKETING EXPENSES** shall mean a fixed amount equal to 2% (two percent) of the total Realizations to be incurred and paid towards brokerage and commission of marketing agents for sale and transfer of the Saleable Areas in the Building to the Intending Purchasers.
- (viii) **NET REVENUE** shall mean the sale proceeds of the Saleable Areas of the Project after deducting therefrom (i) the said Marketing Expenses, and (ii) such other expense as may be mutually agreed between the Parties. It is reiterated that the Extras, Deposits and Goods and Service Tax (GST) as maybe received and/or collected from the intending purchasers shall not form part of the Net Revenue.



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- (ix) **OCCUPANTS REHABILITATION AREA** shall mean (i) portions of the ground floor and first floor of the New Building described in **Part-I** and **Part-II** of the **Third Schedule** hereunder written to be constructed and delivered by the Developer to Navin Joshi, Minu Joshi and Radha Joshi, free of cost, for rehabilitating the Gangaur Shop and Gangaur Snacks respectively and (ii) portion of the ground floor of the New Building described in **Part-III** of the **Third Schedule** hereunder written to be constructed and delivered by the Developer to the Owners, free of cost, for rehabilitating the Cigarette Shop and (iii) portion of the ground floor of the New Building described in **Part-IV** of the **Third Schedule** hereunder written to be constructed and delivered by the Developer to the Owners, as the Owners absolute property free of construction cost for rehabilitating the "said Other Occupants" AND the said portions of the New Building shall not form part of the Saleable Areas of the Project.
- (x) **OWNERS'SHARE OF NET REVENUE** shall mean 68.5 % (sixty eight and half percent) of the Net Revenue generated from sale of the Saleable Areas of the New Building and from the sale of the car parking spaces.
- (xi) **PROJECT** shall mean the project of construction, erection and completion of the new building at the said Premises and the same for office and commercial use in accordance with the map or plan as be sanctioned by The Kolkata Municipal Corporation and other authorities concerned;
- (xii) **PROJECT BANK ACCOUNT** shall mean the bank account to be opened for all Realizations relating to the Project as also mentioned in **Article XIV** hereunder.
- (xiii) **REALIZATIONS** shall mean the sale proceeds, consideration, advances and other incomings received from the sale or



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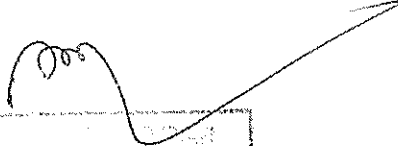
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otherwise transfer of the Saleable Areas or any part thereof or in any way relating to the Project and also the amounts of interest as may accrue as per clause 14.9 hereunder other than the Extras and Deposits and GST as mentioned in Article XVI hereunder.

- (xiv) **SALEABLE AREAS** shall mean the units (being offices, shops, commercial spaces and other constructed spaces), covered parking spaces, open parking spaces, mechanical multi-level car parking spaces, terraces attached to units, capable of being transferred independently or as appurtenant to any unit (excluding the Occupants Rehabilitation Area) and shall include any other area.
- (xv) **SPECIFICATIONS** shall mean the specification with which the said new building and/or buildings shall be constructed, erected and completed (details whereof will appear from the Fourth Schedule written under the Development Agreement as modified by the **Second Schedule** hereunder written) or such other specifications as may be recommended by the Architect. However, the specifications may be varied and/or modified from time to time as may be mutually agreed in writing by the parties;
- (xvi) **START DATE** shall mean the date of sanction of the plan.
- (xvii) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees, charges and expenses required to be paid, incurred and disbursed by the Developer for and on account of development of the said Premises including for providing temporary accommodations to Gangaur Shop and the Cigarette shop and constructing the Said Project and/or new building thereat, as more fully described in Article VIII of the Development Agreement as modified by Article VII hereto except as provided in clause 10.4 hereunder;

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- (i) **VACANT POSSESSION** shall mean making available to the Developer peaceful vacant possession of the "said premises", except the portions occupied by Gangaur Shop and Cigarette Shop;
- (ii) **"UNITS** shall mean the various offices, shops, show rooms and other spaces including car parking spaces comprised in the Project/New Building to be constructed;

**ARTICLE II – MUTUAL REPRESENTATIONS AND WARRANTIES**

2.1. At or before the execution of this Agreement the Owners and each one of them have assured and represented to the Developer as follows:

- (i) That excepting certain parts and portions of the said Premises, which are presently under the occupation of the Gangaur Shop, Gangaur Snacks, Cigarette Shop and the Other Occupants, the vacant and peaceful possession of the rest of the said Premises have been delivered to the Developer for the purpose of development and that the said Premises is otherwise free from all encumbrances and charges;
- (ii) That all municipal rates, taxes and other outgoings including electricity charges payable in respect of the said Premises has been paid and/or shall be paid by the Owners upto 31<sup>st</sup> March, 2018 and or related to period prior to 31<sup>st</sup> March 2018;
- (iii) That in the event of there being any defect in title, it shall be the obligation and responsibility of the Owners to remedy and/or cure the same at their own costs and also to keep the Developer and the Intending Purchasers saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including as per the provisions of West Bengal Housing Industry Regulation Act, 2017.

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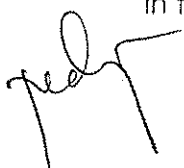


ARTICLE III – COMMENCEMENT AND DURATION

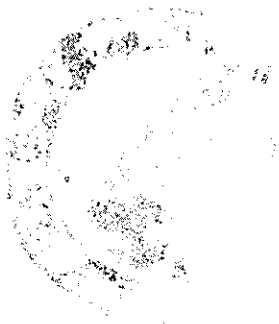
- 3.1 This Agreement is supplemental to the said Development Agreement and shall be deemed to have commenced on and with effect from 20<sup>th</sup> June 2016.
- 3.2 The Development Agreement read with this agreement shall remain in full force and effect until the completion of development of the said Premises and construction of the new building/project in all respects.

ARTICLE IV – TITLE

- 4.1 The Developer has completely relied on the various representations and assurances made by the Owners as hereinbefore recited but in any event it shall be the obligation and responsibility of the Owners to ensure that the Owners continue to have a marketable title to the said Premises and the Premises continues to remain free from all encumbrances and charges except the Rehab Occupants and the "said Other Occupants". IT BEING EXPRESSLY AGREED AND MADE CLEAR that apart from the Rehab Occupants and the "said Other Occupants" who all shall be dealt by the Owners in the manner stated below, in the event of there being any defect in title or encumbrances being found, it shall be the obligation of the Owners to jointly and/or severally remedy and/or rectify such defects and/or remove such encumbrances at their own cost.
- 4.2 It is recorded that the Owner Nos. 1 to 9 have deposited their original title deeds in respect of their respective share in the said Premises with their Solicitor Sri B.K. Jain of No.6A, Kiran Shankar Roy Road, Kolkata – 700001, and the Owner Nos. 10 to 12 have deposited their original title deeds in respect of their respective share in the said Premises with their Solicitor Sri P. K. Jhunjhunwala of 7C, Kiran Shankar Roy Road, Kolkata 700001 and both of them shall hold all such title deeds in respect of the said Premises in trust for development of the said premises and keep the same in their



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custody till completion of the development of the said premises and construction of the new building and disposal of the Saleable Areas.

- 4.3 Upon completion of construction of the said new building and also disposal of the Saleable Areas, both the said Sri B.K.Jain (Solicitor & Advocate) and Sri P. K. Jhunjhunwala (Solicitor & Advocate), shall make over the original title deeds pertaining to the said Premises to the Holding Organisation and/or Association and/or Adhoc Committee and/or persons entitled to hold the same PROVIDED THAT in the event the Owners themselves or such of them who retain and own in their own names any part of the Saleable Areas, the concerned original purchase deed(s) of such Owner(s) in respect of its undivided share of and in the said premises out of the twelve original title deeds of the said premises described in the Second Schedule to the Development Agreement shall be made over to such owners subject to applicable laws.
- 4.4 It shall be the obligation and responsibility of the Owners to make available for inspection the original title deeds and other papers relating to the said Premises to the Developer and/or their Advocate and to the Intending Purchasers and other purposes.

#### ARTICLE V – GRANT OF DEVELOPMENT RIGHT

- 5.1 In consideration of the Developer having already paid the refundable interest free security deposit amount to the Owners as per Article XI hereunder and also the various terms, conditions and covenants recorded in the Development Agreement dated 20<sup>th</sup> June, 2016 and this agreement and on the part of the Developer herein to be performed and observed and further in consideration of the Developer having agreed to undertake development of the said Premises and construction of the new building and to incur the pre-development costs and the total development costs and all other costs, charges and expenses in connection therewith and the Owners being made over the Occupants Rehabilitation Area in the proposed new building and also

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being paid the Owners' Share of Net Revenue, the Owners have already granted and transferred unto and in favour of the Developer the exclusive right of development in respect of the said Premises and construction of the proposed new building as per the Plan to be sanctioned by The Kolkata Municipal Corporation and the exclusive right to market, commercially exploit and sell or otherwise transfer all the Saleable areas thereat and do all acts, deeds and things to be done or caused to be done in connection therewith in terms hereof.

- 5.2 In consideration of the premises and also the various terms, conditions, covenants and stipulations recorded in the Development Agreement and this Agreement and also the Owners having agreed to entrust to the Developer the exclusive right to develop the said Premises as aforesaid and the Developer being entitled to receive the Developer's Share of Net Revenue, the Developer has agreed at its own costs to undertake, carry out and complete the development of the said Premises and construction of the new building as per the Plan to be sanctioned by The Kolkata Municipal Corporation within the period mentioned hereunder and also to market, commercially exploit and sell or otherwise transfer all the Saleable Areas there at in the manner and as per the terms herein recorded.
- 5.3 It is recorded and declared that in part performance of their obligations recorded herein, the Developer and its men and agents shall at all times be entitled as the licensee of the Owners to enter upon the said premises and further to carry out the works of development of the "said premises" and construction of the proposed new building thereat. In this regard, it is agreed and made clear that nothing contained in the Development Agreement and this agreement shall be construed as making over of possession of the said premises unto the Developer by the Owners within the meaning of Section 53A of The Transfer of Property Act, 1882 read with section 2 (47) (v) of The Income Tax Act, 1961.



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ARTICLE - VI – DEVELOPER' S COVENANTS

- 6.1. In order to undertake development of the said Premises by constructing, erecting and completing the new building and/or buildings in accordance with the plan to be obtained/sanctioned from the authorities concerned in the names of the Owners, the Developer shall, in addition to its obligations under the Development Agreement, read with this Agreement cause to be sanctioned the plan at its own costs by The Kolkata Municipal Corporation for development of the said Premises and construction of the proposed new building at the said premises. It has been agreed that the Developer shall pay the sanction fees and obtain the sanctioned plan positively within 03 (three) months from the date of this Agreement. The Owners shall however bear and pay the sanction fees as maybe required to be paid to avail benefit of additional FAR as per Clause 10.4 hereunder.
- 6.2. The Developer shall duly perform its obligations as provided in Section 16 of West Bengal Housing Industry Regulation Act, 2017.

ARTICLE - VII – DEVELOPMENT COSTS

- 7.1 Notwithstanding anything to the contrary contained in the Development Agreement or this Agreement, it is agreed and made clear that the Owners will not be liable to contribute and pay towards the pre-development costs and/or the total development costs other than the payment of fees as per clause 10.4 hereto.

ARTICLE- VIII – TENANTS & OTHER OCCUPANTS

- 8.1. The Owners hereby declare that as agreed under the Development Agreement, the Owners have caused the entirety of the said Premises and the building, outhouse and other structures thereat to be vacated by the tenants/occupants thereat at their own costs by following due process of law except the "said Other Occupants". It is reiterated that

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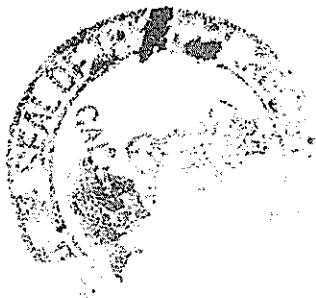
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the Gangaur Shop and Cigarette Shop shall be provided temporary accommodation as per Article 7.1 (xvii) of the Development Agreement and the Gangaur Snacks do not require any temporary accommodation and that for the purpose of development of the said Premises Gangaur Snacks shall close down its business and vacate its occupied portion within 30 days from the date the Developer requiring Gangaur Snacks to do so and the same after issuance of the sanctioned plan. It shall be the obligation of Joshi Group and/or Sri Navin Joshi representing the Joshi Group to ensure the vacating of the said Gangaur Snacks and also to make over possession to make over possession thereof to the Developer and in this regard, the said Sri Navin Joshi and/or Joshi Group shall keep the Developer indemnified for any loss due to delay or default on the part of the said Gangaur Snacks.

- 8.2. Inasmuch as the Owners have failed to evict or obtain NOC of the said "Other Occupants" till date, it has been agreed between the parties hereto that the Owners shall continue to be obligated to make each of the "said Other Occupants" agreeable to vacate their respective occupied portions at the said Premises at the earliest, subject to the provisions contained in clause 8.5 and 8.6 hereunder.
- 8.3. It is recorded that the Owners have made over to the Developer possessions of the portions that have already been vacated by the erstwhile tenants/occupants at the said Premises for the purpose of undertaking development of the said premises. It has been agreed that as and when the "said other Occupants" and Gangaur Snacks vacate the portions in their respective possession/occupation, the Owners would cause the portions so vacated to be made over to the Developer for the purpose of undertaking development of the said premises.
- 8.4. The Owners hereby agree to keep the Developer informed of all developments with regard to the Owners obtaining surrender of the respective tenancies/occupations of the "said Other Occupants" and recovering vacant possession of the portions in their occupation and/or

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to get the said other occupants to be alternately accommodated in the new building.

- 8.5. It has also been agreed that in the event the Owners fail to cause the "said other occupants" to vacate and further to make over to the Owners the Vacant Possession of portion of the said premises in their possession within a period of 9 months from the date of this agreement, the Developer shall be entitled to make negotiation with those of the said "Other Occupants", who have not vacated portions in their occupation and further cause them to surrender their tenancies/occupations and to make over the vacant possession of the portions in their possession in favour of the Owners herein and/or enter into a settlement with them in respect of the portions in their occupation either for payment of compensation or to provide alternate accommodation out of the Occupants Rehabilitation Area and the same with the consent and approval of the Owners. The amount of compensation which maybe paid to the "said other occupants" shall be forthwith adjusted against the Owners' Share of Net Revenue from the next installment received from the Intending Purchasers in the Project Bank Account for sale of the Saleable Areas.
- 8.6. In case both the Owners and the Developer fail to obtain vacant peaceful possession of the portions of the Existing Building at the said premises occupied by the "said Other Occupants" or any of them and/or fail to get them to agree for alternate accommodation in the new building, then and in such event the Owners shall indemnify and keep the Developer saved harmless and indemnified against the claims and demands, if any, made by the Intending Purchasers and the same for a sum not exceeding Rs.1,00,00,000/- (Rupees One Crore only) for any loss, damage, claim, demand, action or proceeding that the Developer may suffer due to such failure.

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ARTICLE - IX : GANGAUR SHOP, CIGARETTE SHOP & OTHER OCCUPANTS

9.1. It is recorded that certain portions of the said premises are still in possession of different tenants and occupiers as per details following: -

- (i) Navin Joshi, Radha Joshi and Minu Joshi are in possession and occupation of a Sweetmeat Shop under the name "Gangaur Sweets" situated on the Ground Floor in the front side and the same facing the road, described in Part-I of the Third Schedule of the Development Agreement (hereinafter referred to as "Gangaur Shop");
- (ii) Navin Joshi, Radha Joshi and Minu Joshi are also in possession and occupation of a Restaurant under the name "Gangaur Snacks & Restaurant" situated on the Ground Floor in the front side and the same facing the road, described in Part-II of the Third Schedule of the Development Agreement (hereinafter referred to as "Gangaur Snacks");
- (iii) One Mr. Ramesh and Kokil Verma are in possession and occupation of the Cigarette Shop situated on the Ground Floor in the front side and the same facing the road, described in Part-III of the Third Schedule of the Development Agreement (hereinafter referred to as "Cigarette Shop");
- (iv) Apart from the said Gangaur Shop, Gangaur Snacks and the said Cigarette Shop, there are "said Other Occupants" on the ground floor of the Existing Building of the said premises, the details whereof have been provided by the Owners to the Developer separately;

9.2. Both the said Gangaur Shop and Cigarette Shop respectively described in Parts-I and III of the Third Schedule of the Development Agreement shall be entitled to continue to occupy their respective shops at the portions on the ground floor of the building at the said premises, where they are presently operating and the same till the time hereafter stated.

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- 9.3. After commencement of construction of the proposed new building, should the Developer require the said Gangaur Shop and/or Cigarette Shop to vacate the portions in their respective occupations and shift to the temporary accommodation to be provided by the Developer at the said premises then in that event the Joshi Group/Owners would cause, the said Gangaur Shop and Cigarette Shop to shift once or two times to the temporary accommodation as may from time to time be made available by the Developer at the portions of the said premises and further to make available the vacant possession of the respective shops and portions in their respective possession to the Developer to enable them to cause demolition of the structures thereof and further to commence and carry out construction of the new building in the manner as provided herein. In this regard it is being clarified that the time taken by the said Gangaur Shop and the Cigarette Shop for shifting to the temporary accommodation shall be excluded for the purpose of calculation of Completion time.
- 9.4. On completion of casting of roof of the 3<sup>rd</sup> floor of the proposed new building within 1 (one) year from the date of commencement of construction, (i) the said Gangaur Shop shall be provided shop space measuring carpet area of 1,369 sqft. and the said Cigarette shop will be provided shop space measuring carpet area of 105 sqft. both on the ground floor facing the road and (ii) Gangaur Snacks will be provided shop area measuring carpet area of 1239sqft. on the first floor and thereupon the said Gangaur Shop, Gangaur Snacks and Cigarette Shop would shift to their respective new accommodations at the proposed new building and thereupon the Gangaur Shop and Cigarette Shop shall simultaneously duly vacate the temporary accommodations, which are occupied by them at the said premises. The abovementioned spaces which are to be respectively provided to Gangaur Shop, Gangaur Snacks and Cigarette Shop shall be out of the Occupants Rehabilitation Area.

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- 9.5. If the Developer fails to deliver possession of the Shop Room measuring carpet area of 1239 sqft. on the first floor to Gangaur Snacks within a period of Fifteen months from the date of Gangaur Snacks vacating the shop in its possession or sanction of the building plans, whichever is later, then the Developer shall pay compensation of Rs.2,00,000/- (Rupees Two Lakhs only) per month for temporary closure of business of Gangaur Snacks jointly to Sri Navin Joshi, Smt. Minu Joshi and Smt. Radha Joshi for the period commencing from Sixteenth month from the Vacating Date until delivery of possession of the said shop Room in the proposed new building to Gangaur Snacks.
- 9.6. The Developer will provide an area of Width 8ft\*Depth 3ft\*Height 10ft for installation of separate gas bank exclusively for Gangaur Snacks and Gangaur Shop in the ground Floor of the building. It being understood that the Developer shall only provide the space and the materials and installation has to be done by Gangaur Snacks and Gangaur Shop and/or Owners Nos.10 to 12 itself. The Co-owners/Allotees shall not raise any objection with regard thereto.
- 9.7. The Developer shall provide space on the terrace for installation of motor chimney and adequate outdoor space exclusively for shaft/exhaust of Kitchen Chimney, Kitchen hot Air Duct of Length 30"\* Breadth 24" and Kitchen Fresh Air Duct of Length 24"\* Breadth 24" leading upto the terrace from the ground floor and the first floor for both Gangaur Sweets and Gangaur Snacks. It being understood that the Developer shall only provide space and the materials and installation has to be done by Gangaur Snacks and Gangaur Shop or Owner Nos. 10 to 12 itself. The Co-owners/Allotees shall not raise any objection with regard thereto.
- 9.8. The Developer shall provide outdoor space for installation of air conditioners as required both by Gangaur Shop and Gangaur Snacks at their new accommodation in the New Building. It being understood that



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the Developer shall only provide space and the materials and installation has to be done by Gangaur Snacks and Gangaur Shop and/or Owners Nos.10 to 12 itself. The Co-owners/Allotees shall not raise any objection with regard thereto.

- 9.9. The Developer shall provide an exclusive space for a Garbage Vat of size 3' x 6' for disposal of garbage by Gangaur Shop and Gangaur Snacks subject to Gangaur Snacks and Gangaur Shop and/or Owners Nos. 10 to 12 undertaking to maintain or cause to be maintained the same at their own cost. The Developer shall ensure that the co-owners/Allotees of the said Building shall not use such Garbage Vat or raise any objection thereto in any manner whatsoever on the exclusive use of Gangaur Shop and Garbage Vat.
- 9.10. The Developer shall apply for and obtain NOC from the Fire Department for the entire building and shall install all firefighting equipment's including sprinklers, fire alarm thereat for the entire building included but not limited to Gangaur Snack and Gangaur Shop and shall also provide space for Fire Exit as per the sanctioned plan included but not limited to Gangaur Snack and Gangaur Shop as per the fire recommendation made by the Fire Department. It is also hereby agreed that Developer shall render all assistance and/or reasonable cooperation and shall also give NOC as and when necessary if required under laws as applicable, if the Owners referred herein from 10 to 12/Gangaur Shop/Gangaur Snacks are required to obtain any license(s) for the purpose of running both the restaurants.
- 9.11. The Developer shall also provide separate electric meter/sub meter with 75 KV of electricity supply capacity in form of LT/HT line for exclusive use of Gangaur Snacks and with 50 KV of electricity supply capacity for exclusive use of Gangaur Shop at the cost of the Gangaur Snacks and



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Gangaur Shop and/or Owners Nos.10 to 12. The Owners Nos. 1 to 9 shall cooperate and sign all necessary documents as required for installation of separate meter. It is being agreed that the Developer shall provide Generator Connection for Gangaur Snacks and Gangaur Shop for uninterrupted power supply for which they are required to pay Generator KVA Charges as charged to the other Intending Buyers. The quantum of Generator KVA has to be informed by Gangaur Snacks and Gangaur Shops within 9(nine) months from the date of this agreement.

9.12. The staff, employees, vendors and suppliers of Gangaur Snacks and Gangaur shop shall have the right to use the service lift at the said building, at any time of the day, in order to bring supplies including raw materials but the representatives of Gangaur Snacks/Gangaur Shop/Owners Nos.10 to 12 shall ensure that there is no spillage of any of the supplies including the raw materials in the service lift.

9.13. The Developer shall ensure the right of free ingress and egress of Gangaur Snacks and their men, agents, employees, customers, constituent, workmen and contractors to the said Gangaur Shop and Gangaur Snacks restaurants till completion of the new building and further all of them are entitled to free ingress and egress at the ultimate roof of the new building for any issue(s) related to their work viz repairing and services of Kitchen Air Duct, Duct motors & blowers etc. The Co-owners/Allotees shall not raise any objection with regard thereto. Moreso, it is the obligatory duty of the Developer to inform each of the allottees in this regard to avoid any disputes and differences between the owners herein and the allottees in the new building.

9.14. The said Gangaur Snacks and Gangaur Shop shall at their own costs and expenses be entitled to install/affix/ display board and/or neon sign and/or glow sign of            size for Gangaur Snacks and Gangaur Shop in a conspicuous space in the new building as mutually agreed by the

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Architect and Joshi Group in the new building. The Developer or any other Co-owners/Allotees shall not raise any objection with regard thereto.

- 9.15. Radha Joshi, Navin Joshi and Minu Joshi and their respective representatives, if they deem fit and proper shall be entitled to run a Bar cum restaurant from the spaces allotted for Gangaur Snacks and Gangaur Shop and shall keep the same open till such time of the day, as maybe permissible under law. It is hereby agreed that customers/patrons of the Gangaur Shop and Gangaur Snacks are entitled to free ingress and egress from and at the restaurants. The Developer or any other Co-owners/Allotees shall not raise any objection with regard thereto.
- 9.16. Radha Joshi, Navin Joshi and Minu Joshi and their representatives, otherwise shall also be entitled to run any lawful business or commercial establishment in the spaces allocated for Gangaur Snacks and Gangaur Shop, as they may deem fit and proper. The Developer or any other Co-owners/Allotees shall not raise any objection with regard thereto.
- 9.17. The said Gangaur Snacks and Gangaur Sweets shall be at liberty to keep security guards and security personnel at the said Gangaur Shop and Gangaur Snacks, as per their requirement, at their own costs and expenses and the Developer /co-owner/allotees shall not raise any objection in this regard.
- 9.18. Should the Gangaur Snacks and Gangaur Shop require any other facilities and/or amenities for Gangaur Snacks or Gangaur Shop, other than those mentioned hereinabove, the same shall be provided by the Developer if possible and legally permissible, at a reasonable cost to be borne by Gangaur Snacks and Gangaur Shop and/or Owners Nos.10 to 12. It is known to all concerned that Gangaur Snacks and Gangaur



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Shop would be running restaurants at the Ground Floor and the First Floor of the new building, it is agreed between the parties that adequate and uninterrupted water supply shall be made at both the restaurants. It is further hereby agreed that Developer shall inform all the allottees/co-owner in this regard so that no disputes and/or differences arises between the parties herein and the allottees.

9.19. It is agreed and made clear that the areas and spaces required to be allocated and delivered respectively to the said Gangaur Shop, Gangaur Snacks and Cigarette Shop as well as the "Other Occupants" will be provided by the Owners out of the Occupants Rehabilitation Area are free of cost. *subject to clause 9.21 below.*

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9.20. The portion of the Occupants Rehabilitation Area described in Part-IV of the Third Schedule hereunder written which would remain balance after providing alternate accommodation to the Other Occupants, the Developer shall be entitled to sell convey and deal with such un-utilized area along with the other Saleable Areas in favour of the Intending Purchasers.

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9.21. It is further agreed and made clear that for the areas and spaces required to be allocated and delivered respectively to the said Gangaur Shop, Gangaur Snacks and Cigarette Shop as well as the "Other Occupants" out of the Occupants Rehabilitation Area, the Owners shall pay to the Developer 31.50% of the total value of such areas and spaces required to be allocated and delivered respectively to the Rehab Occupants and the Other Occupants out of the Occupants Rehabilitation Area calculated at the rate of the first sale made by the Developer to the Intending Purchasers of the Units on such floor at or before making over possession of such areas and spaces out of the Occupants Rehabilitation Area to the Rehab Occupants and/or the Other Occupants or 30 days prior to obtaining Completion

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Certificate in respect of the new building from The Kolkata Municipal Corporation, whichever be earlier. In the event the Owners delay in making payment of the said amount, the Developer shall be entitled to adjust the same on behalf and account of the Owners from the next installment of Owners' Share of Net Revenue due to the Owners. This clause is restricted to ~~Part IV of~~ <sup>the</sup> Third Schedule as mentioned in Article 1.1 (ix) hereinabove.

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9.22. It has been agreed between the parties that, save the occupants Rehabilitation Area to be allotted to the Rehab Occupants and the Other Occupants in the ground floor of the new building, the Developer shall not allot and/or sell the remaining portion of the ground floor shop and/or showroom of the new building to any intending Purchaser for running a Restaurant/Sweet Meat Shop/Café/Bar except with the previous permission in writing of the Joshi Group and/or owners 10 to 12 herein.

ARTICLE X – SANCTION OF PLAN

10.1. The Developer in consultation with and with the approval of the Owners has caused a map or plan to be prepared for construction of the proposed New Building and submitted the same to The Kolkata Municipal Corporation for obtaining sanction of the same.

10.2. All costs, charges and expenses for preparation of the said Plan including the architects fees and sanction fees shall be paid, borne and discharged by the Developer and in no event the Owners shall be liable to contribute any amount on this account other than those mentioned in clause 10.4 hereto. On sanction of the Plan, the Developer would furnish a copy thereof to the Owners.

10.3. It has been agreed that the Developer shall bear and pay the sanction fees and all other costs and further obtain the sanctioned plan positively

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within 3 (three) months from the date of this agreement subject to payment of the fees by the Owners as mentioned in clause 10.4 hereto.

10.4. The parties have mutually agreed and applied to the Kolkata Municipal Corporation to avail the benefit of additional FAR for construction of the proposed new building as per the provisions of Rule 69A and/or any other provisions of The Kolkata Municipal Corporation Building Rules, 2009 and the sanction fee of such Additional FAR shall exclusively be borne by the Owners.

10.5. In case any additional area beyond what is sanctioned under the said Building Plan is permitted to be constructed at the said Premises, due to changes in any law, rules, regulations or bye-laws or otherwise then and in such event the parties hereto shall then mutually decide the terms of the Developer developing such additional area.

ARTICLE - XI : SECURITY DEPOSIT

11.1. The Developer has paid to the Owners an aggregate sum of Rs.10,00,00,000/- (Rupees Ten Crores) only as and by way of security deposit (hereinafter referred to as the "said Security Deposit"). The said Security Deposit shall carry no interest and shall be adjusted by the Developer, out of the Owners' Share of Net Revenue in the manner as hereafter provided. The Owners shall be jointly and severally liable for refund of the said Security Deposit amount to the Developer as hereafter provided.

11.2. The said Security Deposit amount would be <sup>refund to the</sup> ~~adjusted~~ <sup>Owners to the</sup> by the Developer from the Owners' Share of Net Revenue in the manner hereafter stated:

(i) Rs.5,00,00,000/- (Rupees Five Crores) only being 50% of the said total Security Deposit shall be <sup>refund to the</sup> ~~adjusted~~ <sup>Owners to the</sup> by the Developer from the portion of the Owners' Share of Net Revenue payable to the

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Owners out of the fourth installment of the payments received from the Intending Purchasers;

- (ii) Rs.5,00,00,000/- (Rupees Five Crores) only being balance 50% of the Security Deposit amount shall be <sup>substantiated</sup> ~~adjusted~~ by the <sup>Owners to the</sup> Developer from the portion of the Owners' Share of Net Revenue payable to the Owners out of the last installment of the payments received from the Intending Purchasers on delivery of possession of Units in the New Building to such Intending Purchasers .

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### ARTICLE - XII- CONSTRUCTION AND COMPLETION

- 12.1. On issuance of the sanctioned Plan by The Kolkata Municipal Corporation and also all other permissions by the authorities concerned, the Developer would immediately commence and proceed diligently to execute and complete the development of the said Premises and Construction of the new building (hereinafter referred to as the START DATE).
- 12.2. The work of construction of the proposed new building will be commenced within one month of the date of obtaining the sanctioned plan. Unless prevented by force majeure causes, the said Project shall be constructed, erected and completed within a period of 42 (Forty-two) months with a grace period of 6 (six) months from the date of sanction of the said Plan (hereinafter referred to as the COMPLETION DATE).
- 12.3. All costs, charges and expenses including rates and taxes (municipal taxes from 1<sup>st</sup> April, 2018) accruing or becoming due from the date of this agreement till the Completion Date shall be paid, borne and discharged by the Developer and the Owners shall bear no responsibility in this context.



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ARTICLE XIII- TRANSFER AND DOCUMENTATION

13.1. **Transfer:** The sale and transfer of the Saleable Areas of the New Building shall be carried out and conducted by the Developer on the following terms and conditions:

- (i) **Authority of Developer:** The Developer shall be entitled to exclusively conduct the day to day marketing and sale of the Saleable Areas in the Project.
- (ii) **Rate and Price for Marketing:** Notwithstanding anything elsewhere to the contrary herein contained, the Developer with the consent and concurrence of the Owners shall from time to time decide the rate and price for sale and transfer of the Saleable Areas.
- (iii) **Publicity and Branding:** The Developer may advertise for sale and transfer of the Saleable Areas in the Project in all media and to negotiate and settle the price and other terms of transfer with Intending Purchasers. The branding in respect of the New Building shall be done by the Developer using only its own name and brand.
- (iv) **Marketing Agents:** The Developer may at its sole discretion appoint or discontinue the appointment of Marketing Agents, brokers, sub-brokers and other agents for sale and transfer of the Saleable Areas at such charges (not exceeding 2%) and terms and conditions as it may deem fit and proper.
- (v) **Bookings and Allotments:** The Developer shall accept bookings and make allotments, in respect of any Unit, Parking Space or other Saleable Areas in favour of any Intending Purchaser and to cancel revoke or withdraw the same if the situation so warrants according to the Developer at the agreed rates and prices.
- (vi) **Signature to Agreements and Deeds:** All booking forms, agreements and final deeds of conveyance relating to sale and transfer of the Saleable Areas shall have both the Owners and

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the Developer as Parties, with the Owners being represented by the Developer and/or the nominees of the Developer as their Constituted Attorney pursuant to the Power or Powers of Attorney to be granted by the Owners in favour of the Developer and/or the nominees of the Developer.

- (vii) Copies of all agreements, allotment letters, booking forms and deeds which may hereafter be executed on behalf of the Owners by the Developers and/or its nominee as their Constituted Attorney shall be furnished by the Developer to the Owners within a fortnight from the date of execution.
- (viii) The proportionate shares in the land of the said Premises attributable to the concerned Saleable Areas shall be sold, conveyed and transferred by the Owners and the built-up/constructed areas and all other rights, title or interest in the Project shall be transferred by the Developer by documents which shall be jointly approved in writing.

13.2. **Documentation:** All Agreements, contracts, deeds and documents for sale on ownership or otherwise disposal of the Units and/or of the Saleable Areas in the New Building/Project shall be caused to be prepared by the Developers Advocates and by Messrs. B.K.Jain & Co., Solicitors & Advocates for the Owners in consultation with each other.

**ARTICLE – XIV : REALIZATIONS, PROJECT BANK ACCOUNT, NET REVENUE, AND DISTRIBUTION OF NET REVENUE**

14.1. All Realizations being the sale proceeds, consideration, advances and other incomings received from the sale or otherwise transfer of the Saleable Areas or any part thereof or in any way relating to the Project (other than the Extras, and Deposits and GST as mentioned in Article XV hereunder) shall be deposited in a specified bank account to be opened and operated by the Developer, being the Project Bank Account. All Intending Purchasers will be required to be notified about mentioning of the name of the Project Bank Account in the cheques

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and other instruments for making payments of the Realizations relating to the New Building and all booking forms and agreements shall specify the requirement for payment by the Intending Purchasers in the name of the Project Bank Account.

14.2. The Realizations shall be distributed amongst the Owners and the Developer twice every month in the following manner, i.e. all Realizations made from 1st to 15th day of a month shall be distributed amongst the Owners and the Developer on or before 20th day of such month and all Realizations made from 16th day to the last date of the month shall be distributed amongst the Owners and the Developer on or before 5th day of the following month:

- (i) The entire GST charged from the Intending Purchasers, if so deposited in the Project Bank Account, shall be transferred to the Developer to meet the payments on account of GST. In case any other tax, levy or imposition by any name called is introduced or becomes chargeable from the Intending Purchasers in addition to GST then the introduced tax, levy or imposition shall be transferred to the Developer in terms of this Clause.
- (ii) After transfer in terms of Clause (i) as aforesaid a sum equivalent to 2.00% (two percent) of the Realizations shall also be transferred to the Developer to meet the payments on account of Marketing Expenses.
- (iii) After transfer in terms of clause 14.2(i) and 14.2(ii) as aforesaid the revenue equivalent to 5% (five percent) of the balance of the Realizations shall temporarily be transferred to the Developer to meet any contingencies relating to the project temporarily.
- (iv) After transfer in terms of Clause (i) , (ii) as aforesaid (a) 63.5 % (sixty three and half percent) of the balance of the realisation shall be transferred to the specified bank accounts of the Owners hereinafter PROVIDED THAT (a) from the Realizations made from the fourth installment of the payments receivable from the Intending Purchasers, first a sum of Rs.5,00,00,000/- (Rupees Five

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





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Crores only) shall be paid to the Developer towards refund of part of the interest free security deposit as agreed in clause 11.2(i) above and the balance shall be paid to the Owners in the aforesaid manner and (b) from the Realizations made from the last installment of the payments receivable from the Intending Purchasers on delivery of possession of the New Building to the Intending Purchasers, first a sum of Rs.5,00,00,000/- (Rupees Five Crores only) shall be paid to the Developer towards refund of the balance interest free security deposit as agreed in clause 11.2(ii) above.

- (v) After transfer in terms of Clause (i) and (ii) as aforesaid (a) 31.5 % (thirty one and half percent) of the balance of the realization shall be transferred to the specified bank account of the Developer.
- (vi) With regard to the distribution of 5% of the Realizations which shall temporarily be transferred to the Developer to meet contingencies relating to the project in terms of clause 14.2(iii) above, it is expressly agreed between the parties that, the Developer shall, 30 days prior to obtaining Completion Certificate in respect of the new building from The Kolkata Municipal Corporation, pay to the Owners a sum equivalent to 5% of the said Realizations, which shall temporarily be transferred to the Developer to meet contingencies relating to the project as aforesaid.

14.3. Amongst the Owners, the Owners' Share of Net Revenue shall be shared by them in the following proportion:



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Sl. No.	Name Of Owner	Owners share of Net Revenue
1	Teekoy Mercantile (P) Ltd.	8.5133%
2	Ricon Sales (P) Ltd.	8.5133%
3	Calico Dealcomm (P) Ltd.	8.5134%
4	Vaastu Realtors (P) Ltd.	8.2733%
5	Dalmia Realtors (P) Ltd.	8.2733%
6	Aahar Exports (P) Ltd.	8.2734%
7	Rameshwar Traders (P) Ltd.	8.2733%
8	Purnima Textrade (P) Ltd.	8.2733%
9	Pushpsala Sales (P) Ltd.	8.2734%
10	Gyandeeep Merchants (P) Ltd.	8.2733%
11	Mahavir Commodities (P) Ltd.	8.2733%
12	Joshi Realtors & Developers (P) Ltd.	8.2734%

14.4. The Goods and Service Tax (GST) in respect of the saleable areas sold to the Purchasers of units shall be paid by the Developer and in this regard, the Developer may get the same reimbursed by the Purchaser of units at the building and shall keep the Owners indemnified and harmless for the same.

14.5. In case of cancellation of any booking or agreement for sale in respect of any Saleable Area, both the Owners and the Developer shall be liable to refund the advances/part payments until then received by them from such Intending Purchaser or part thereof in terms of the agreement entered into with the Intending Purchaser in the ratio in

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which they share the Net Revenue as mentioned above. In the event the Owners delaying in refunding such advances/part payments, the Developer shall be entitled to make payment of the same on behalf and account of the Owners and deduct such payment from the next installment of Owners' Share of Net Revenue due to the Owners. Any amount forfeited from the Intending Buyer due to cancellation of any booking or agreement for sale shall be shared and distributed between the Owners and the Developer in the ratio 68.50% to the Owners and 31.50% to the Developer after adjustment of brokerage if so paid to any marketing agent/person for such transaction.

- 14.6. It has been agreed between the parties that both the Owners and the Developer shall periodically be entitled to cross-check and/or verify the statements of the said Project Bank Account and they shall exchange the statements thereof amongst themselves to make the accounting transparent and for which the said bank shall be instructed to furnish the statements of the said Project Bank Account to the Owners and the Developer.
- 14.7. The accounts of the Project shall be reconciled monthly and the difference if any shall be adjusted between the Parties within the next 30 (thirty) days.
- 14.8. The final accounting shall be done between the parties hereto within 3 (three) month from the Date of possession and all payments/adjustments shall be made and completed. In case any surplus Net Revenue is found, the same shall be appropriated between the Owners and the Developer in the ratio in which they are entitled to share the Net Revenue as mentioned above. However, if any deficit arises, the same shall be made by the Owners and the Developer in the selfsame ratio.
- 14.9. Notwithstanding anything elsewhere to the contrary contained herein, it is expressly agreed between the Parties that if any amount is required to

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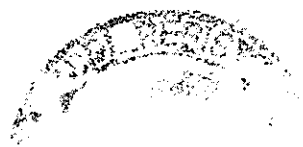
be kept in a separate bank account under the West Bengal Housing Industry Regulation Act 2017 ("HIRA") or the Real Estate (Regulation And Development) Act, 2016 or any other law applicable to the Project, the same shall be kept in a separate fixed deposit linked bank account out of the Realisations and only the surplus amount shall be appropriated firstly towards and for the purposes mentioned in clauses 14.2(i) and 14.2(ii) above and the balance shall be distributed between the Owners and the Developer in the ratio mentioned in clauses 14.2(iv) and 14.2(v) above.

**ARTICLE- XV- POWERS OF ATTORNEY AND UNSOLD AREAS**

- 15.1. The Owners will grant a General Power of Attorney and/or authorize by way of Board Resolution the Developer and their nominees/authorized representatives named in clause no. 13.2 of the Development Agreement to do all acts deeds and things for in the name and on behalf of the Owners, jointly and/or severally, to effectuate and implement this agreement and further to obtain sanction plan and obtain other clearances, permissions and NOC's from the concerned departments in the name and on behalf of the Owners and to execute and register Deeds of Conveyance, Sale Agreements and other concerned documents in respect of the Saleable Areas in favour of the Intending Purchasers. The Owners hereby expressly agree not to revoke such Power(s) of Attorney.
- 15.2. The Developer will grant a General Power of Attorney and/or authorize by way of Board Resolution in favour of the concerned Owners and their nominees/authorized representatives to execute and register the Deeds of Conveyance and the Sale Agreements in respect of the units forming part of the Occupants Rehabilitation Area in the name and on behalf of the Developer as a party.
- 15.3. The Goods and Services Tax ('GST'), Income Tax and any other taxes (if applicable) which may be imposed by any authority, payable in



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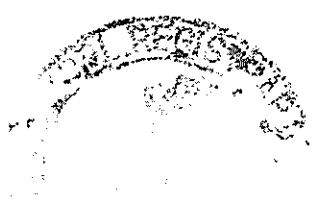


respect of the said Premises and/or units respectively forming part of the Occupants Rehabilitation Area shall be paid by the Owners and the Owners can get the same reimbursed by the Occupants. It is hereby agreed between the parties hereto that the Owners shall pay the GST on the Occupants Rehabilitation Area within 15 days from the date of the same becoming payable as per the relevant provisions of law or within 15 days of identification of the Occupants Rehabilitation Area by the concerned occupant as the case may be. It being agreed that if any interest and/or penalty is levied by the Tax Authorities for delay/non-payment of GST in respect of the Occupants Rehabilitation Area then in such an event the same shall be borne by the Owners. It is agreed between the Owners that in case the said Gangaur Snacks and Gangaur Shop (sweets) fail to pay the GST to the Owners herein for said Gangaur Snacks and Gangaur Shop (sweets) then and in that case it shall be the obligation of Joshi Group/Owners Nos.10 to 12 to pay the same for and on behalf of the said to Gangaur Shop and Gangaur Snacks to the Owners. Any dispute between the Joshi Group or the Owners shall not be a reason for non-payment or delayed payment of applicable GST for the Occupants Rehabilitation Area to the Developer.

- 15.4. The Developer shall be liable to make payment of all other statutory dues and levies while undertaking construction of the new building and/or buildings in terms of this agreement.
- 15.5. All Saleable Areas in respect of which no bookings and/or agreement for sale are made 90 days prior to the expected date of completion of construction of the New Building and issuance of the completion certificate by the Kolkata Municipal Corporation as be ascertained by the Architect (herein defined and referred to as "Unsold Areas") the same shall be identified and allocated by and between the Parties hereto amongst themselves within 30 days and the same in the manner as may then be mutually agreed and decided between the parties. The area which would be allotted to the Owners is hereafter

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referred to as the "Owners Area" and the area which would be allotted to the Developer is hereafter referred to as the "Developers Area". The Goods and Services Tax ("GST"), Income Tax and any other taxes which may be imposed by any authority, payable in respect of the units forming part of the Owners Area shall be paid by the Owners. It is hereby agreed between the parties hereto that the Owners shall pay the GST on the Occupants Rehabilitation Area within 15 days from the date of the same becoming payable as per the relevant provisions of law or within 15 days of identification of the Owners Area by the concerned Owner as the case may be. It being agreed that if any interest and/or penalty is levied by the Tax Authorities for delay/non-payment of GST in respect of the Owners Area then in such an event the same shall be borne by the Owner who shall commit default to pay their share of the amount of GST in case of any party retaining any portion in excess of their entitlement as stated in clause 15.5, then and in that case such party shall pay for the excess area @ of the first sale made by the Developer to the Intending Purchasers of the said building for such floor.

- 15.6. The Developer shall be liable to pay the municipal taxes, maintenance, extras and deposits in respect of all Developers Area.
- 15.7. The Owners shall be liable to pay the municipal taxes, maintenance, extras and deposits in respect of the Owners Area.
- 15.8. In case of separate identification and allocation of the Unsold Areas as stipulated in Clause 15.5 hereinabove, the Parties have agreed that:
- (a) The Owners' Areas shall absolutely belong to the Owners' and the Developer's Areas shall absolutely belong to the Developer.



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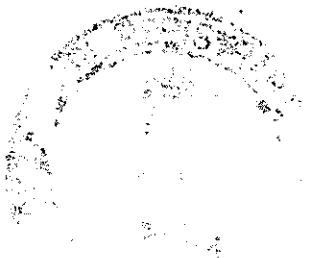
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- (b) All agreements and stipulations of this Agreement with regard to the marketing and sale of the Saleable Areas by the Developer, deposit of the Realizations in Project Bank Account and appropriation and distribution of the Realizations shall insofar as the Unsold Areas are concerned, will not be applicable.
- (c) The Owners shall be entitled to sell and transfer the Owners' Areas independent of the Developer to the Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Developer and/or to retain and own the same for its sole benefit and likewise the Developer shall be entitled to sell and transfer the Developer's Areas independent of the Owners to Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Owners and/or to retain and own the same for their sole benefit.
- (d) All agreements, sale deeds and other documents required to be executed for sale of the respective identified Unsold Areas of the Owners and the Developer or for retaining and owning the same respectively by the Parties hereto shall be caused to be prepared by the Owners and the Developer through the abovenamed Advocates and both the Owners and the Developer shall incorporate and ensure fulfillment and compliance of all restrictions, obligations, conditions and covenants contained herein and as be adopted by the Developer for the user and maintenance of the New Building and for the other Common Purposes. Both the Owners and the Developer shall be entitled to seek clarification and give suggestions on the documents so prepared by the said Advocates.
- (e) The Owners and the Developer shall execute and register all necessary documents as be prepared by the said Advocates as aforesaid for owning and having absolutely their respective areas



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out of the Unsold Areas and/or for selling and conveying the same to the respective buyers thereof without raising any objection.

- (f) Simultaneously with the identification and separate allocation of Unsold Areas, the Owners shall execute and/or register a power of attorney in favour of the Developer and/or its nominee for or relating to sale of the Developer's Areas or any property benefit or right appurtenant thereto and other similar purposes as may be required by the Developer and similarly the Developer shall execute and/or register a power of attorney in favour of the Owners and/or their nominees for or relating to sale of the Owners' Areas or any property benefit or right appurtenant thereto and other similar purposes as may be required by the Owners.

**ARTICLE - XVI – CONTRIBUTION OF EXTRAS AND DEPOSITS AND GST**

16.1. **EXTRAS** – All agreements which shall be entered into for sale and transfer of the various units, showrooms, showrooms, constructed spaces and car parking spaces in the said project/new building, whether forming part of the Saleable Areas or the Occupants Rehabilitation Area shall provide for making payment of the following amounts to the Developer and the same at or before the making over possession of the Saleable Areas to the Intending Purchaser(s), of the Occupants Rehabilitation Area to the Rehab Occupants and/or the Other Occupants.

- (i) proportionate share of CESC Transformer charges/HT Services on actuals;
- (ii) proportionate share of Generator connection to the Units on actuals;
- (iii) Any amount which may become payable in accordance with the prevailing laws and the rules framed there under on actuals;



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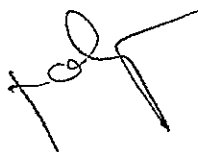
- (iv) Such charges as may be determined for formation of the Holding Organisation and/or Association of Unit owners;
- (v) Advance towards maintenance charges estimated for one year.
- (vi) VRF Air Conditioning Charges

16.2. **DEPOSITS:** In addition to the above, each of the Intending Purchasers of units forming part of the Saleable Areas and the Rehab Occupants/Joshi Group and the Other Occupants in respect of the Occupants Rehabilitation Area in the new building in terms of the agreements to be entered into with them shall be liable to keep in deposit and/or make payment by way of advances the proportionate share of municipal rates, taxes and other outgoings estimated for one year or until such time mutation is effected in the name of the Intending Purchasers/Rehab Occupants/Other Occupants.

16.3. With regard to payment of Extras and Deposits in respect of the Units forming part of the Occupants Rehabilitation Area it has been expressly agreed between the parties hereto as follows:

- (i) it shall be the obligation of Joshi Group to ensure payment of Extras and Deposits in respect of the Occupants Rehabilitation Area to be provided to Gangaur Shop and Gangaur Snacks.
- (ii) it shall be the obligation of the Owners to ensure payment of Extras and Deposits in respect of the Occupants Rehabilitation Area to be provided to Cigarette Shop and Other Occupants.

16.4. **GST** – All agreements which shall be entered into for sale and transfer of the various units, showrooms, shoprooms, constructed spaces and car parking spaces in the said project/new building forming part of the Saleable Areas shall provide for making payment of applicable Goods and Services Tax (GST) to the Developer. It being further agreed that the Owners shall be liable to pay the GST to Developer within 7 days



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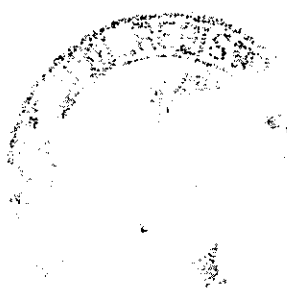
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from the date of invoice for the area retained in respect of the Rehab Occupants and the Other occupants and they shall keep the Developer indemnified for any loss incurred by it for non-payment.

- 16.5. The aforesaid charges are indicative and the Developer in consultation with the Owners at the time of forming the Association can impose such further charges which are to be recovered and/or paid by the Intending Purchasers/Rehab Occupants/Other Occupants of the units at the proposed New Building.
- 16.6. SINKING FUND – In addition to the above and in order to maintain decency of the said Project to be constructed at the said Property and also for the purpose of making provision for any amount which may have to be incurred by way of capital expenditure, each of the Intending Purchasers, Rehab Occupants and Other Occupants including the Owners and the Developers for the unsold units shall be liable to pay and/or to keep in deposit such amount which may be required to be paid as and by way of Sinking Fund and the amount to be paid on account of such Sinking Fund shall be mutually decided by the Owners and the Developer in consultation with each other.
- 16.7. As and when the Intending Purchasers of the Saleable Areas, Rehab Occupants and Other Occupants for the Occupants Rehabilitation Area would be made over possession of their respective units, the Developer would receive, realize and recover the payment of the amounts of Sinking Fund and Maintenance Deposit, municipal tax deposits as stated hereinbefore from each of them who in its turn after adjusting and appropriating the amounts incurred by it, shall make over the balance to the Holding Organisation upon its formation.
- 16.8. It being agreed that if the Owners or the Developer retains any area or unit in the new building (including the Unsold Areas) then each of them

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shall also be responsible to pay GST, Extra Charges and Deposits as enumerated hereinabove.

**ARTICLE - XVII- DEVELOPER'S INDEMNITY**

- 17.1. The Developer hereby undertakes to keep the Owners indemnified against all thirdparty claimsandactionsarising out of any sortofact of commission or omission of the Developer in or relating to theconstruction of the said new Building till the expiry of the defect liability periodas per the provisions of West Bengal Housing Industry Regulation Act, 2017.
- 17.2. The Developer hereby undertakes to keep the Ownersand each of them indemnified and indemnifies against all actions,suits, costs,proceedingsand claims that may arise due to the Developer'saction with regard to the development ofthe said Premises and/or in the matter of construction ofthe said new Building and/or for any defect therein till the expiry of the defect liability periodas per the provisions of HIRA.

**ARTICLE - XVIII – MUTUAL COVENANTS**

- 18.1. It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is the development of the said Premises by construction of new building and/or buildings thereon by the Developer and to sell and transfer the various units, apartments, showrooms, constructed spaces and car-parking spaces respectively forming parts of the Saleable Areas in favour of various Intending Purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other in this matter.
- 18.2. The terms and conditions agreed hereunder are and/or shall be deemed to be supplemental to the terms and conditions of the said



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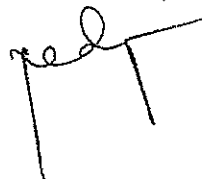
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Development Agreement dated 20th June 2016. Save to the extent supplemented hereunder, all other terms and conditions of the said Development Agreement shall apply mutatis mutandis and in case any of the terms and conditions contained herein be in any way contrary to those contained in the Development Agreement, then the terms and conditions contained herein shall prevail.

- 18.3. The name of the building shall be "PS VOLT".
- 18.4. The Developer shall be entitled to put its neon-sign, hoarding, sign board or any other installation on the roof and such other suitable space on the facade/entrance of the New Building as the Developer may in its sole discretion think fit and proper.
- 18.5. It is hereby expressly agreed and made clear by and between the parties hereto that the Owners herein shall not be liable to pay interest as was provided in Clause 9.8 of the Development Agreement.

#### ARTICLE - XIX - ARBITRATION

- 19.1. The parties as far as possible shall try to amicably resolve all disputes and differences which may arise but in the event of such differences and/or disputes are not amicably resolved then and in that event all disputes or differences between the parties hereto in any way touching or concerning the previous Development Agreement and/or this Agreement or as to the interpretation scope or effect of any of the terms and conditions herein contained or as regards the rights and liabilities of the parties hereto shall be referred to arbitration or an arbitral forum comprising of three persons (Tribunal) one each to be appointed the by Owners and the Developer and the third to be



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OF ASSAM, DISPURGARH  
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appointed by the two Arbitrators appointed by the Owners and the Developer and the provision of the Arbitration and Conciliation Act, 1996 as amended and/or modified from time to time shall apply.

- 19.2. The Arbitrator to be appointed by the Owners shall be appointed with the mutual consent of all the constituents of the Owners. If all the constituents of the Owners fail to concur in the appointment of their Arbitrator then such Arbitrator shall be appointed by the Court.
- 19.3. The Arbitral Tribunal shall be entitled to proceed summarily and need not give any reasons for its award. The venue of the Arbitration proceeding shall be at Kolkata. The Arbitral Tribunal may make interim Awards. The Award of the Arbitral Tribunal shall be final and binding;

**ARTICLE – XX – JURISDICTION**

- 20.1. Courts at Kolkata alone shall have jurisdiction to entertain, try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES)**

ALL THAT the piece and parcel of land containing an area of 2 Bighas 1 Cottahs 7 Chittaks and 15 Sq. ft. be the same a little more or less **TOGETHER WITH** brick built building, structures and boundary walls lying erected and/or built thereon situate lying at and being Municipal Premises No. 2, Anandilal Poddar Sarani (formerly known as Russel Street), being Holding No. 5, in Block – XVIII in the South Division of the town of Calcutta and shown and delineated in **RED** borders in the map or plan annexed hereto and butted and bounded in the manner as follows:-

On the North by : Premises No. 33, Chowringhee Road, occupied by Bengal Club

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- On the South by : Premises No. 2/1, Anandilal Poddar Sarani,  
 On the East by : Anandilal Poddar Sarani, and  
 On the West by : Partly by Premises No. 34, Chowringhee Road and partly  
 of 2/1, Anandilal Poddar Sarani,

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATIONS)**

**FOUNDATION:** RCC Pile Foundation.

**STRUCTURE:** Earthquake resistant Reinforced Concrete Cement (RCC) framed structure with columns, beams and slabs and RCC retaining walls in the basement.

**WALLS :** 10" Oven Baked Clay Brick for exterior walls and 5" Oven Baked Clay Brick for interior walls with cement mortar plaster.

**ELEVATORS :** Two nos. Automatic Lifts of MITSHIBUSHI or equivalent (10 to 13 passengers) each with Stainless Steel Doors and Cabin.

**FLOORING :**

- Premium Quality Vitrified Tiles.
- All pantry and bathrooms floors to be properly water proofed.
- Stair Case- Granite

**DOORS & WINDOWS :-**

- **UNIT MAIN DOOR :** Rolling Shutter.
- **BATHROOM DOORS :** Flush Door with one side Teak Veneer and laminate on the other side.
- **WINDOWS :** Windows matching with the elevation.

**WALL FINISH AND INTERIORS :-**

- Cement putty finish on all interior walls.
- Common areas will be painted with Acrylic Emulsion Paint.
- All floor lobbies to be finished with decorative ceiling and imported Italian Marble Flooring and Granite paneled lift façade.
- Anti-termite, treatment on land and building plinth.

**ELECTRICAL :-**

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- Premium Quality Copper wiring throughout in concealed conduits with provision for adequate light points, Telephone Sockets with premium quality MCB's together with the main line.

#### PANTRY :-

- Granite top cooking platform with one stainless steel sink with drain board and 2 ft. height premium quality vitrified tiles of Vera Mora, Johnson, Orient or equivalent above platform.
- Hot and cold water line in the Pantry.
- Exhaust fans in Pantry.
- Waterproofing.

#### BATHROOM :-

- Premium Quality tiles upto Door height.
- Roca/Grohe/Bravate fittings in all the bathrooms.
- Light coloured Kohler/Roca/American Standard sanitary ware.
- Exhaust fans in bathrooms.
- Water proofing.

#### GENERAL FACILITIES:-

- Intercom facility in each unit with closed circuit T.V. for communication between main lobby, gate and units.
- DTH/Cable connection in all units.
- Fire fighting equipments as per recommendations of WBF&ES.
- Power Back-up for common areas and facilities.
- Main lobby at the ground floor to be air-conditioned (Daikin/Toshiba/Mitsubishi)
- Water and Heat proofing of the roof and finished with roof tiles.
- Deep Tube-well and corporation supply with adequate UG reservoir for drinking and fire fighting water along with iron removal and water softener plant.
- Driveway - Greenery, flowerpots/creepers. Floors with heavy duty tiles/stone.
- Decorative Boundary wall with proper landscaping and as per specification of the Architect
- Car parking on the basement and the ground floor.
- Mechanical parking on the basement and ground floor.

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OFFICE COLLECTOR  
KOLKATA

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**POWER SUPPLY & BACK UP:**

- CESC HT / LT deposits, Cabling charges and transformer charges to be paid by respective Purchasers.
- 100% power back up at extra cost as per the requirement of the unit owners.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(OCCUPANTS REHABILITATION AREA)

	Part-I	
Gangaur Sweets		Ground Floor 1369 sqft. (carpet area)
	Part-II	
Gangaur Snack	First Floor	1239 sqft. (carpet area)
	Part-III	
Ramesh/Kokil Verma		Ground Floor 105 sqft. (carpet area)
	Part-IV	
Other Occupants		Ground Floor 1000 sqft. (carpet area)

M.K.

~~M.K.~~

AL

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SKD

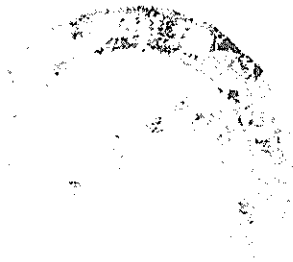
NS

*peel*

Drafted by me:-

*Anil Sharma*  
Advocate

*Pankaj Shroff*  
4, Government Place North,  
8th floor, Kolkata - 700001.  
Enrollment No. F/66/2008



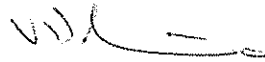
ADD  
OF  
SERAR  
KATA  
- 1 -



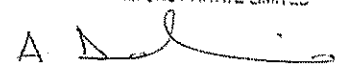
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

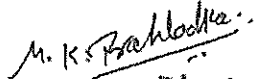
SIGNED AND DELIVERED by the OWNERS of **For DALMIA REALTORS PRIVATE LIMITED** Kolkata in the presence of:

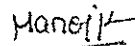
1. Dhruv Sethia  
1002 E. M. Bypass  
Kolkata - 700005

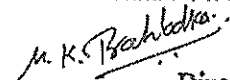
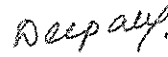
2.   
18, Ekta Rd  
127-19

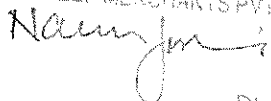
  
**Director**  
For AAHAR EXPORTS PRIVATE LIMITED  

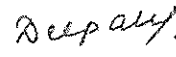

**DIRECTOR**  
For WASFO REALTORS PRIVATE LIMITED  
  
**Director**  
For TEEKOY MERCANTILE PVT. LTD.

  
**Director**  
For RICON SALES PVT. LTD.

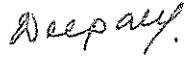
  
**Director**  
For CALICO DEALCOMM PVT. LTD.


  
**Director**  
PUSHPSALA SALES (P) LTD.  
  
**Director**

GYANDEEP MERCHANTS PVT. LTD.  
  
**Director**

KAMESHWAR TRADERS (P) LTD.  
  
**Director**

JUSHI REALTORS & DEVELOPERS PVT. LTD.  
  
**Director**


PURNIMA TEXTRADE (P) LTD.  
  
**Director**

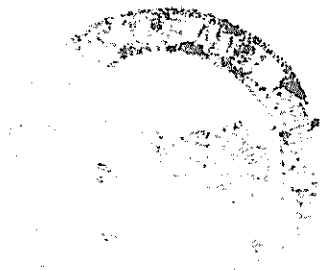
SAVAVIN BIOMATERIALS PVT. LTD.  
  
**Director**

SIGNED AND DELIVERED by the DEVELOPER at Kolkata in the presence of:-

1. Dhruv Sethia

2. 

For P S Group Realty Pvt. Ltd.  
  
**Director**

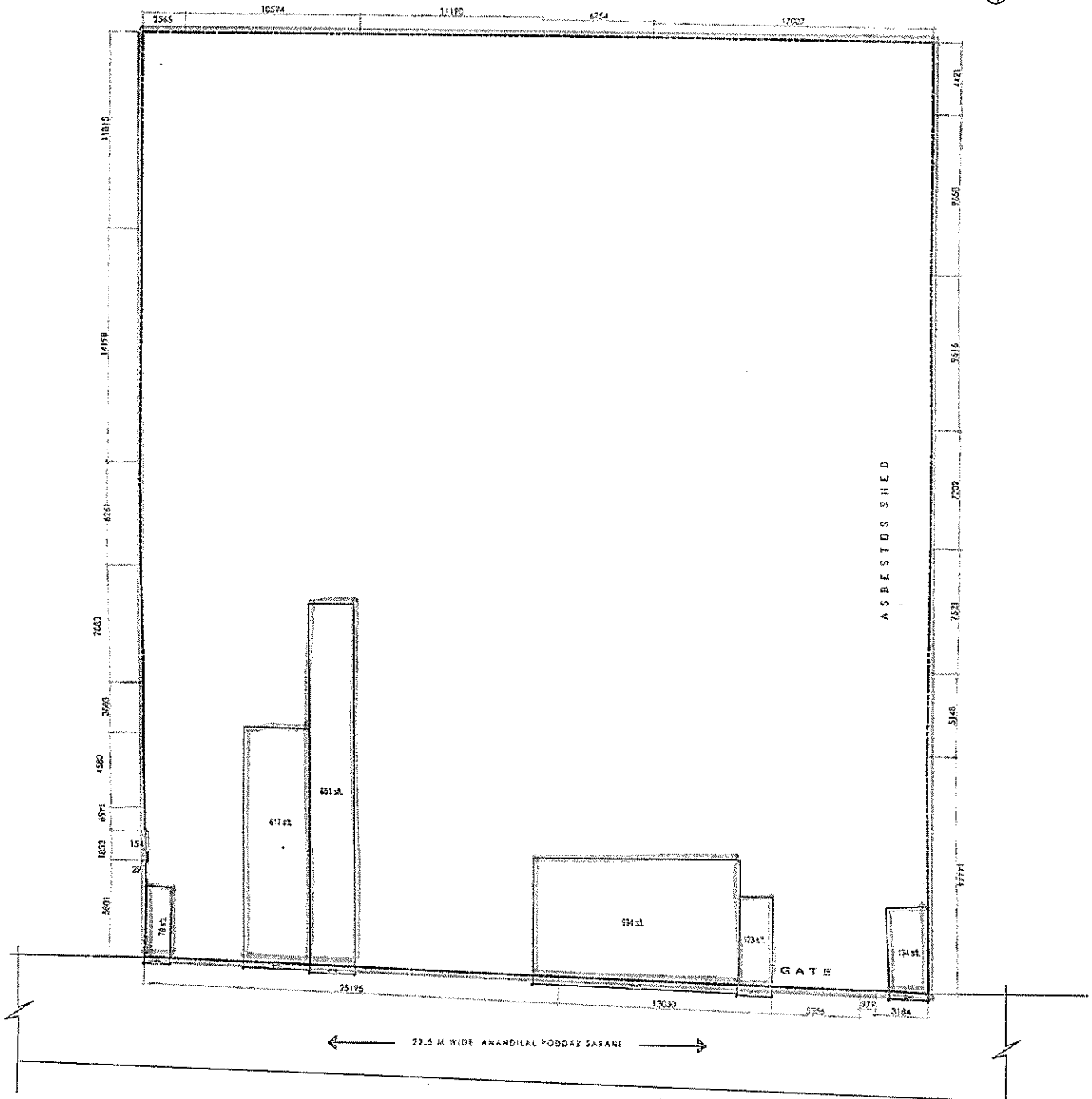


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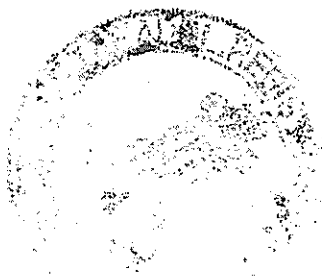
- 1 20 19

EXISTING BUILDING PLAN AT PREMISES NO. 2, ANANDILAL PODDAR SARANI, WARD - 63, BOROUGH - VII,  
P.S. - SHAKESPEARE SARANI, KOLKATA - 700071.



EXISTING GROUND FLOOR PLAN

NJ AC [Signature] SKD AD

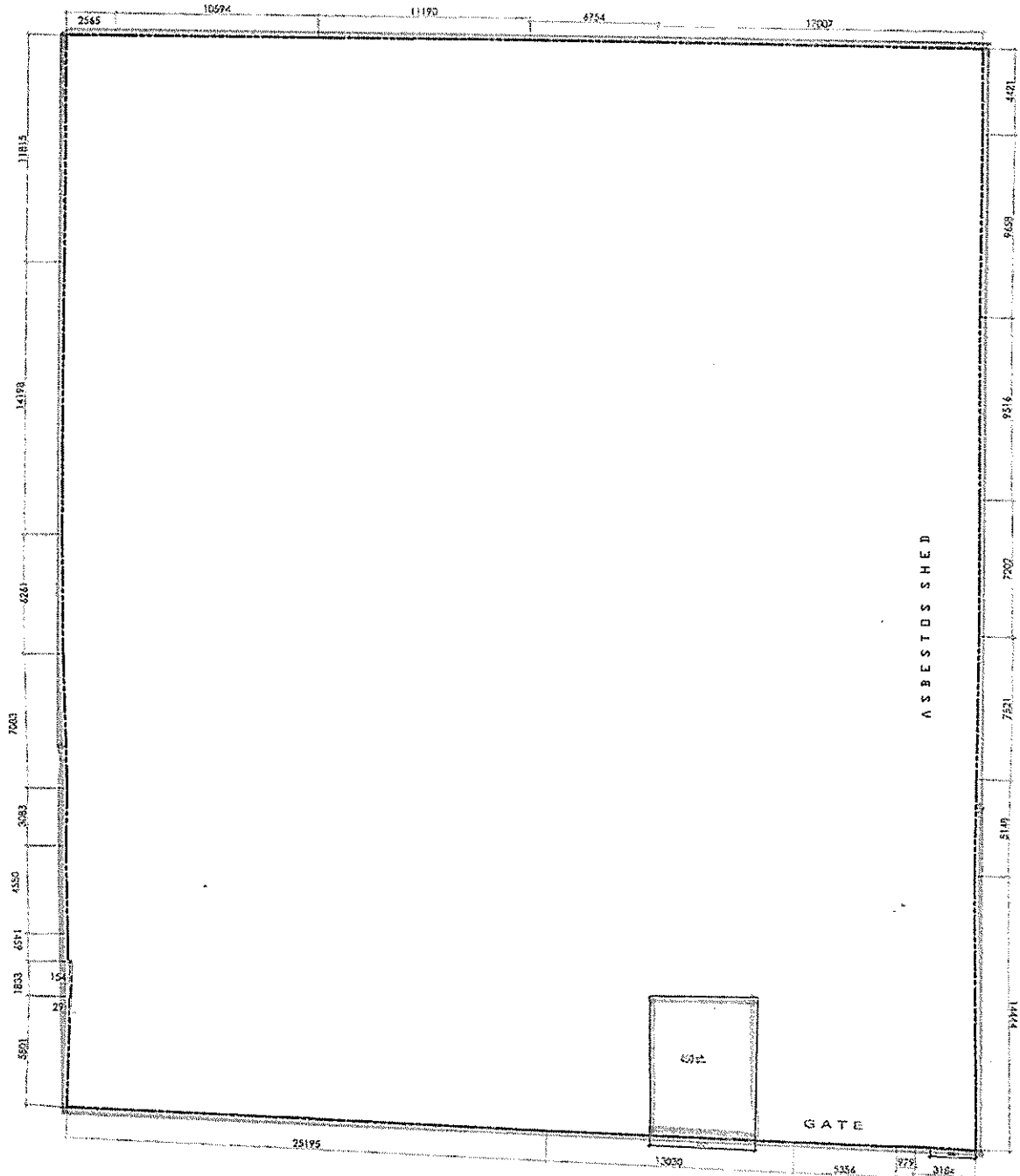


ADDITIONAL INFORMATION  
OF AC... BAR  
TA

- 1 -

*DM*

EXISTING BUILDING PLAN AT PREMISES NO. 2, ANANDILAL PODDAR SARANI, WARD - 63, BOROUGH - VII, P.S. - SHAKESPEARE SARANI, KOLKATA - 700071.



EXISTING FIRST FLOOR PLAN

NJ RC

*Handwritten signature*

SKD AD

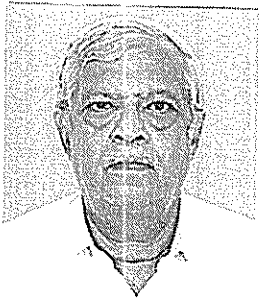


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ADDITIONAL INFORMATION  
OF AS

1 2 3

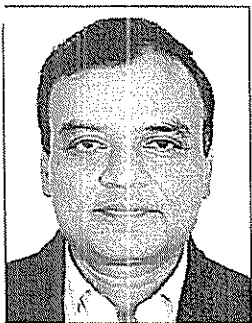
**SPECIMEN FORM FOR TEN FINGERPRINTS**



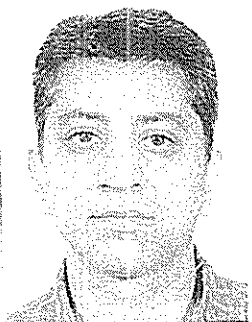
Sarosh Kumar Doshi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



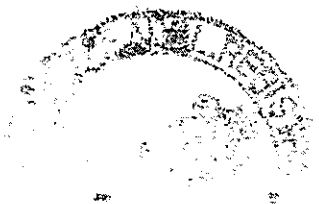
A. D. Doshi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Juman Kanan Doshi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Nalin Joshi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADDITIONAL  
OF AF

21 MAR 2000

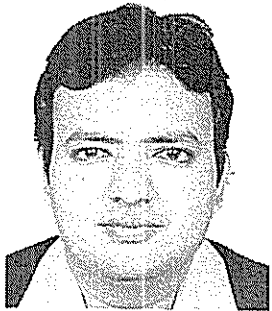
BA



SPECIMEN FORM FOR TEN FINGERPRINTS



<i>M. K. Babbar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Manoj K.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Deepak</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADDITIONAL  
OF ASST  
- 1 JUL 2 19  
R  
TA

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

GRN: 19-201819-032175615-1 Payment Mode Online Payment  
GRN Date: 26/12/2018 16:38:05 Bank : Indian Bank  
BRN : IB26122018108597 BRN Date: 26/12/2018 16:39:14

DEPOSITOR'S DETAILS

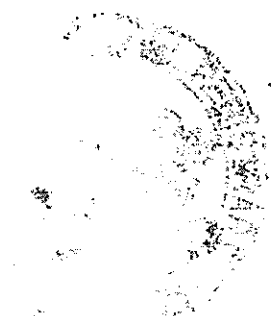
Id No. : 19020001792565/6/2018  
[Query No./Query Year]

Name : P S GROUP REALTY PVT LTD  
Contact No. : Mobile No. : +91 7595884319  
E-mail :  
Address : 1002 EM BYPASS FRONT BLOCK  
Applicant Name : Org PS GROUP REALTY PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19020001792565/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	19020001792565/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	800021

In Words : Rupees Eight Lakh Seventy Five Thousand Forty Two only  
Total 875042



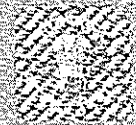
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OF ASSESSMENT REPORT  
- 1 JAN 2 19

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TEEKOY/MERCANTILE PRIVATE  
LIMITED



09/12/1994  
Permanent Account Number  
AAACT9295K

0000000000



ADDITIONAL  
OF AS  
- 1 JAN 2  
AREA

आयकर विभाग  
INCOME TAX DEPARTMENT  
RICON SALES PRIVATE LIMITED

भारत सरकार  
GOVT. OF INDIA

05/04/1995

Partners Account Number

AABCR2602K





ADDITIONAL  
OF A  
- 1 1/2 2 3  
SERIALS  
SECTION



आयकर विभाग  
INCOME TAX DEPARTMENT  
CALICO DEALCOMM PRIVATE LIMITED

भारत सरकार  
GOVT. OF INDIA

16/12/1994

Permanent Account Number  
AACCC2574N

00102016



ADDITIONAL ASSISTANT  
OF ACCOUNTS COLLEGE  
- 1 JAN 2019

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAACV9258Q



नाम / NAME  
VAASTU REALTORS PRIVATE LIMITED

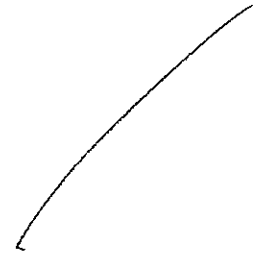
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
23-05-1995

*(Signature)*

जयपुर, प.पं.-XI



COMMISSIONER OF INCOME-TAX, W.B. - XI.

A. D. *(Signature)*





ADDITIONAL MEMBER  
OF ASSOCIATION OF KOLKATA  
- 1 JAN 2 19

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER.	AAACD9488L	
नाम -/NAME	DALMIA REALTORS PRIVATE LIMITED	
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	23-05-1995	
 आयकर अधिकारी, प.सं.-XI COMMISSIONER OF INCOME-TAX, IV.B.-XI		

SK Das

ADDITIONAL REGISTRAR  
OF ASSAM, KOLKATA

- 1 - 10 - 2019

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AACCA7496H

नाम / NAME  
AAHAR EXPORTS PRIVATE LIMITED

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
05-04-1995

*SK Das*  
आयकर अधिकारी, प.प. XI  
COMMISSIONER OF INCOME TAX, W.B. - XI

SK Das

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

- 1 - 21 - 2019



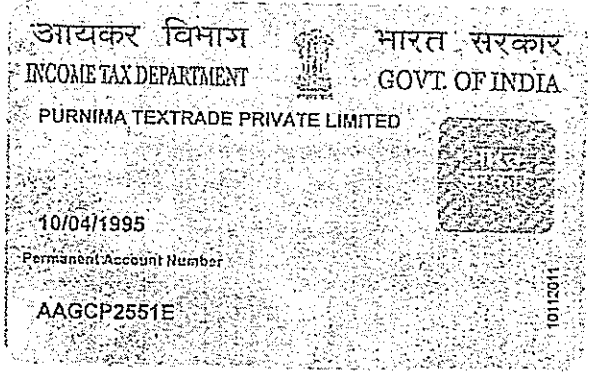
आयकर विभाग  
INCOME TAX DEPARTMENT  
RAMESHWAR TRADERS PRIVATE  
LIMITED  
06/04/1995  
Permanent Account Number  
AAFCR5238R  
भारत सरकार  
GOVT. OF INDIA  
1001201

RAMESHWAR TRADERS (P) LTD.

Director

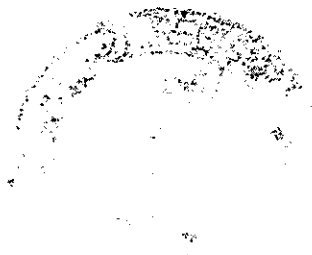


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PURNIMA TEXTRADE (P) LTD.

Director



ADDITIONAL  
OF AS  
- 1 1/2 2 1/2

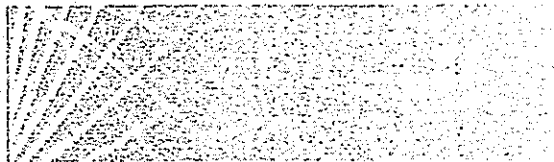
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
PUSHPSALA SALES PRIVATE LIMITED  
06/04/1995  
Permanent Account Number  
AAGCP2553G  
1021101

PUSHPSALA SALES (P) LTD.

Director



ADDITIONAL  
OF A  
- 1 JAN 2006



INCOME TAX DEPARTMENT RELEASES RETURN PREPARATION SOFTWARE FOR ITR-3, ITR-4 & ITR-5

Particulars Amount Due to Government Particulars PAN Date

PAN : AABCG0740P

SURNAME : GYANDEEP MERCHANTS PVT LIMITED

JURISDICTION : WBG/W/108/4

GYANDEEP MERCHANTS PVT. LTD.

Director

ADDITIONAL  
OFFICE  
SERAN  
KOLKATA  
- 1 JAN 2019





INCOME TAX DEPARTMENT RELEASES RETURN PREPARATION SOFTWARE FOR ITR-S, ITR-2 AN

Name                      Agent's                      Registration                      Status                      Date

PAN :                      AABCM9136F

SURNAME :                      MAHAVIR COMMOIDITIES PVT LIMITED

JURISDICTION :                      WBG/W/108/1

MAHAVIR COMMOIDITIES PVT LTD

Director



ADDITIONAL REGISTRAR  
OF ASSAM KOLKATA  
- 1 APR 2019

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAAGJ7258C



नाम /NAME

JOSHI REALTORS AND DEVELOPERS PRIVATE LIMITED

निगमन/वनदे की तिथि /DATE OF INCORPORATION/FORMATION

28-02-1994

आयकर

आयकर आयुक्त, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

JOSHI REALTORS & DEVELOPERS PVT. LTD.

*(Signature)*

Director

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / यापस कर दें  
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),  
पी-7,  
दीरेंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chinwaghlee Square,  
Calcutta- 700 069.



ADDITIONAL CONTROLLER  
OF ASSURANCE CALCUTTA

12/2/02

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AABCP5390E

पते / Name  
P. S. GROUP REALTY PRIVATE  
LIMITED




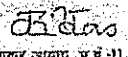
कार्ड जारी की तारीख  
Date of Issue of Card  
02/08/1988

PS GROUP REALTY PVT. LTD.

*Jeeva Kishore Singh*

Director

ADDITIONAL REGISTRAR  
OF ASSAM, DISPURGOLKATA  
712001

रखाई लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	AESPP1850R	
	नाम /NAME	
	MAHESH KUMAR PRAHLADKA	
	पिता का नाम /FATHER'S NAME	
	MANTURAM PRAHLADKA	
	जन्म तिथि /DATE OF BIRTH	
	18-10-1956	
हस्ताक्षर /SIGNATURE		
		आयकर अधिकारी, प.ब. - II
		COMMISSIONER OF INCOME-TAX, W.B. - II



REKORSAH  
KEMENTERIAN KEBUDAYAAN  
REPUBLIK INDONESIA  
- 1 JAN 2016





ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাত্তর আই ডি / Enrollment No.: 2017/25065/04236

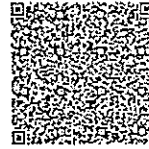
To  
মহেশ কুমার প্রহলদকা  
Mahesh Kumar Prahladka  
S/O: Lale Mantu Ram Prahladka  
B A-10 SALT LAKE  
SECTOR 1  
Bidhannagr CC Block  
Bidhannagr Cc Block  
Salt Lake North 24 Parganas  
West Bengal 700064  
9831041647

11/02/2016

333057089



MA330570891FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3440 5400 4033**

আমার আধার, আমার পরিচয়

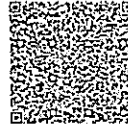


ভারত সরকার

Government of India



মহেশ কুমার প্রহলদকা  
Mahesh Kumar Prahladka  
জন্মতারিখ / DOB : 18/10/1956  
পুংসন / Male



3440 5400 4033

আমার আধার, আমার পরিচয়



भारत सरकार  
GOVERNMENT OF INDIA



### 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 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 .



ভারতীয় এককীয় পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
এম/৩, লেট মন্টু রাম প্রহ্লাদকা,  
ব্লক ১-১০, সল্টলেক, সেক্টর ১,  
বিধাননগর সিটি ব্লক, বিধাননগর  
সিটি ব্লক, উত্তর ২৪ পরগনা,  
সল্টলেক, পশ্চিম বঙ্গ, ৭০০০৬৪

Address:  
S/O: Late Mantu Ram Prahladka,  
B A-10, SALT LAKE, SECTOR 1,  
Bidhannagar CC Block, Bidhannagar  
City Block, North 24 Parganas, Salt  
Lake, West Bengal, 700064

3440 5400 4033



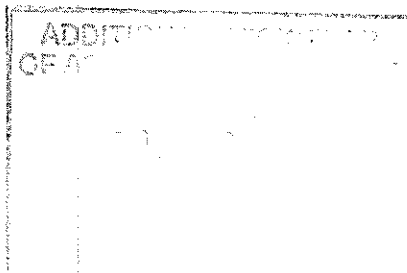
1947



aa@uidai.gov.in



www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANOJ KUMAR PRAHLADKA

MAHESH KUMAR PRAHLADKA

21/08/1979

Permanent Account Number

AFOPP0366F

*Manoj*

Signature



2015215



ADDITIONAL  
OF AS

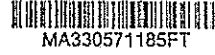


ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2017/25065/04238

To  
মনোজ কুমার প্রহলাদকা  
Manoj Kumar Prahladka  
S/O. Mahesh Kumar Prahladka  
B A-10 SALT LAKE  
SECTOR 1  
Bidhannagr CC Block  
Bidhannagr Cc Block  
Salt Lake North 24 Parganas  
West Bengal 700064  
9831041647

11/02/2016  
333057118



MA330571185FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3335 1691 0117**

আমার আধার, আমার পরিচয়



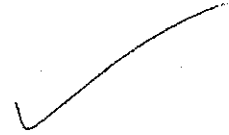
ভারত সরকার  
Government of India

মনোজ কুমার প্রহলাদকা  
Manoj Kumar Prahladka  
জন্মতারিখ / DOB : 21/08/1979  
পুরুষ / Male



3335 1691 0117

আমার আধার, আমার পরিচয়





Government of India



### 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 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 .



স্বতন্ত্রভাবে পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:

শ্রী/শ্রীমতী: মহেশ কুমার প্রহ্লাদকা, বি  
এ-10, সল্টলেক, সেক্টর 1,  
বিধাননগর CC ব্লক, বিধাননগর  
সিটি ব্লক, উত্তর 24 পরগনা,  
পশ্চিমবঙ্গ, পিন কোড: 700054

Address:

S/O: Mahesh Kumar Prahladka, B  
A-10, SALT LAKE, SECTOR 1,  
Bidhannagar CC Block, Bidhannagar  
City Block, North 24 Parganas, Salt  
Lake, West Bengal, 700054

3335 1691 0117



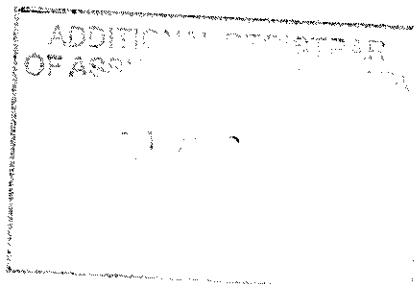
1947



help@uidai.gov.in



www.uidai.gov.in




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASHISH DALMIA  
SANTOSH KUMAR DALMIA

29/07/1983  
Permanent Account Number  
AFAPD3109G

Signature



A. D.



ADDITIONAL INFORMATION  
OF AE

- 1 -





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

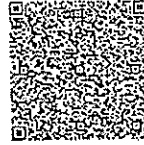
ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21040/05339

To  
আশিশ ডালমিয়া  
Ashish Dalmia  
18 RITCHIE ROAD  
Ballygunge  
Ballygunge  
Circus Avenue Kolkata  
West Bengal 700019

61903087



MN619030875FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6363 3109 2915**

আধার - সাধারণ মানুষের অধিকার

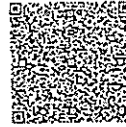


ভারত সরকার

Government of India



আশিশ ডালমিয়া  
Ashish Dalmia  
পিতা : সন্তোশ কুমার ডালমিয়া  
Father : Santosh Kr. Dalmia  
জন্মতারিখ / DOB : 29/07/1983  
পুলন / Male



6363 3109 2915

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
Government of India



### 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 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 .



ঠিকানা:  
18, রিচি রোড, বালিগঞ্জ,  
কোকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,  
700019

ভারতীয় বিদ্যুৎ পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India


Address:  
18, RITCHIE ROAD, Ballygunge,  
Kolkata, Ballygunge, West Bengal,  
700019


ADDITIONAL  
OF AADHAAR 6363 3109 2915

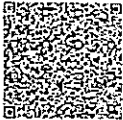
1947  
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

 भारत सरकार  
Government of India


 Deepak Kumar Chaudhary  
Date of Birth/DOB: 25/01/1977  
Male/ MALE



2855 9914 1766

मेरा आधार, मेरी पहचान


*Deepak*

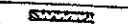
 भारत  
आधार

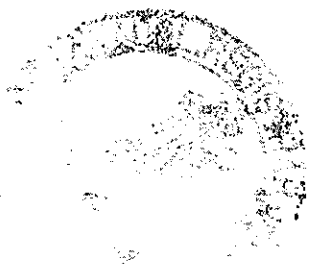
भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India™

Address:  
S/O Santosh Kumar Chaudhary, 2,  
CHAPEL ROAD, Haslings, Kolkata,  
West Bengal - 700022

2855 9914 1766

 Helpline: 1800-1200-1200

 www.aadhaar.gov.in



ADDITIONS  
OF AS

1. [illegible]

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACNPC9855E

नाम / Name  
DEEPAK KUMAR CHAUDHARY

पिता का नाम / Father's Name  
SANTOSH KUMAR CHAUDHARY

जन्म की तारीख / Date of Birth  
25/01/1977

*Deepak*  
DATE / Signature



01/2017

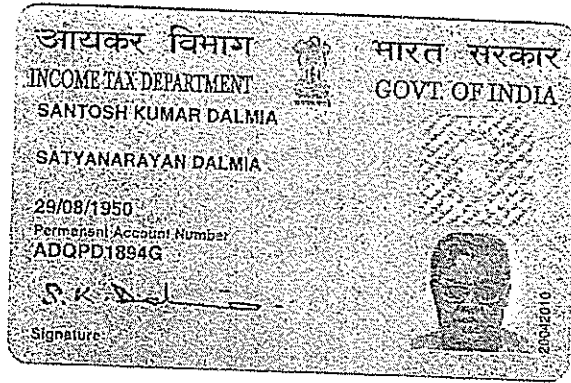
*Deepak*



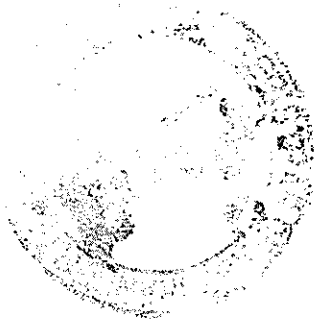
ON

ADDITIONAL INFORMATION  
OF AS

- 1 AL 2



S K Dalmia  
Santosh Kumar Dalmia



ADDITIONAL INFORMATION  
OF FACTS

1





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

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21040/05338

To  
সন্তোশ কুমার ডালমিয়া  
Santosh Kr. Dalmia  
18 RITCHIE ROAD  
Ballygunge  
Ballygunge  
Circus Avenue Kolkata  
West Bengal 700019

31/10/2013  
67727711



MN677277114FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4367 8414 2906**

আধার - সাধারণ মানুষের অধিকার

Santosh Kumar  
Dalmia



ভারত সরকার  
Government of India



সন্তোশ কুমার ডালমিয়া  
Santosh Kr. Dalmia  
পিতা : সত্য নারায়ণ ডালমিয়া  
Father : Satya Narayan Dalmia  
জন্মতারিখ / DOB : 29/08/1950  
পুরুষ / Male



**4367 8414 2906**

আধার - সাধারণ মানুষের অধিকার



### তথ্য

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

### INFORMATION

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ভারতীয় পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
18, রিচি রোড, বালিগঞ্জ,  
বালিগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ,  
700019

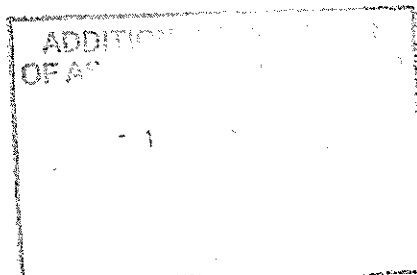
Address:  
18, RITCHIE ROAD, Ballygunge,  
Ballygunge, Kolkata, West Bengal,  
700019

4367 8414 2906

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACQPJ3370A



नाम / NAME  
NAVIN JOSHI

पिता का नाम / FATHER'S NAME  
NAWAL JOSHI

जन्म तिथि / DATE OF BIRTH  
09-10-1970

हस्ताक्षर / SIGNATURE

*Navin Joshi*

आयकर अधिकारी का स्थान

*E. K. Joshi*

आयकर अधिकारी, प. व. नं. 1

COMMISSIONER OF INCOME-TAX, WE - XI

*Navin Joshi*

इस कार्ड के खो / मिल जाने पर कृपया जल्दी करने वाले प्राधिकारी को सूचित / याचना फल में संयुक्त आयकर आयुक्त (पड़ति एवं तकनीकी), पी-7, चौकलुग्हे स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowdoghee Square, Calcutta-700 069.



ADDITIONAL  
OF A...

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ভারত সরকার  
Government of India



নবীন জোশী  
Navin Joshi  
পিতা : নাওল জোশী  
Father . Nawal Joshi  
জন্মতারিখ / DOB : 09/10/1970  
পুরুষ / Male



5641 5591 8104

আধার - সাধারণ মানুষের অধিকার

*Navin Joshi*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
5 বি পের কোর্ট, পের রোড,  
আলিপুর, কোলকাতা, আলিপুর,  
পশ্চিম বঙ্গ. 700027

Address:  
5 B PEEN COURT, PEEN ROAD,  
Alipore, Kolkata, Alipore, West  
Bengal, 700027

5641 5591 8104

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



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OF AS  
- 1 2 2 1 1



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SURENDRA KUMAR DUGAR  
JHUMARMAL DUGAR

11/01/1960  
Permanent Account Number  
ACUPD1317K

*Surendra Kumar Dugar*  
Signature



*from Sec. 131*



ADDITIONAL  
OF AS  
- 1 - 2 -





भारतीय विशिष्ट-माहयान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৫২-৪-১, বি.সি. রোড,  
বালীগঞ্জ, কলকাতা-৭০০০১৯,  
পশ্চিমবঙ্গ - ৭০০০১৯

Address  
52/4/1, B.C. ROAD,  
Ballygunge S.O.,  
Kolkata,  
West Bengal - 700019

8876 4445 8052

1800 269 1917    help@uidai.gov.in    www.uidai.gov.in    PO, Box No-1841, Kengalans-700001

*Surendra Kumar Dugar*



भारत सरकार  
GOVERNMENT OF INDIA



সুরেন্দ্র কুমার দুগার  
Surendra Kumar Dugar  
জন্মতারিখ/ DOB: 11/01/1960  
পুংল / MALE




8876 4445 8052

অনধার-সাধারণ মানুষের জাধিকার

*Surendra Kumar Dugar*

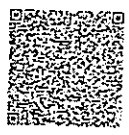


ADDITIONAL REGISTRAR  
OF ASSESSMENT DATA  
- 1 -

 भारत सरकार  
Government of India

Avjit Naskar


DOB: 05/12/1991  
MALE



4782 7581 6042

मेरा आधार, मेरी पहचान


Avjit Naskar


 भारत  
जागर


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Kamal Naskar, kulberia,  
Naridana, South 24 Parganas,  
West Bengal - 743330

4782 7581 6042

 18-47

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 www.uidai.gov.in

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100



ADDITIONAL REGISTRAR  
OF ASSURANCE  
- 1 JAN 2 1968

### Major Information of the Deed

Deed No.:	I-1902-00011/2019	Date of Registration	02/01/2019
Query No / Year	1902-0001792565/2018	Office where deed is registered	
Query Date	27/11/2018 7:09:12 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PS GROUP REALTY PRIVATE LIMITED 83, TOPSIA ROAD 3RD FLOOR, Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7595884319, 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 : 8,00,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 55,94,38,745/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 8,00,021/- (Article:E, E, B)		
Remarks	Received Rs. 0/- ( only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Anandi Lal Podder Sarani, Premises No: 2, , Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Bigha 1 Katha 7 Chatak 15 Sq Ft	1/-	53,70,51,245/-	Property is on Road
Grand Total :					68.4063Dec	1 /-	5370,51,245 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	29850 Sq Ft.	1/-	2,23,87,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 14925 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 2, Area of floor : 14925 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		29850 sq ft	1 /-	223,87,500 /-	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TEEKOY MERCANTILE PRIVATE LIMITED 1 NETAJI SUBHAS ROAD, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAAC9295K, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

22

2	<b>RICON SALES PRIVATE LIMITED</b> 2, RUSSEL STREET, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2602K, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>CALICO DEALCOMM PRIVATE LIMITED</b> 2, RUSSEL STREET, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AACCC2574N, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>VAASTU REALTORS PRIVATE LIMITED</b> 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAACV9258Q, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>DALMIA REALTORS PRIVATE LIMITED</b> 18, PANKAJ MULLICK SARANI, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAACD9488L, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>AAHAR EXPORTS PRIVATE LIMITED</b> 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AACCA7496H, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>RAMESHWAR TRADERS PRIVATE LIMITED</b> 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAFCR5238R, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>PURNIMA TEXTRADE PRIVATE LIMITED</b> 2, CHAPEL ROAD, P.O:- BAKERY ROAD, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022 , PAN No.:: AAGCP2551E, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>PUSHPSALA SALES PRIVATE LIMITED</b> 2, CHAPEL ROAD, P.O:- BAKERY ROAD, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022 , PAN No.:: AAGCP2553G, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>GYANDEEP MERCHANTS PRIVATE LIMITED</b> 2, Anandilal Poddar Sarani, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCG0740P, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>MAHAVIR COMMODITIES PRIVATE LIMITED</b> 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AABCM9136F, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>JOSHI REALTORS AND DEVELOPERS PRIVATE LIMITED</b> 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAACJ7258C, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**



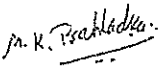


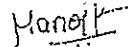



Sl No	Name,Address,Photo,Finger print and Signature
1	<b>P S GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AABCP5390E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1902-00011/2019-02/01/2019








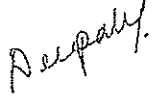


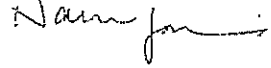


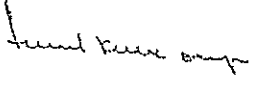


Representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri MAHESH KUMAR PRAHLADKA</b> Son of Late MANTURAM PRAHLADKA Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:54PM	 LTI 02/01/2019	 02/01/2019
, BA-10, SECTOR-I, SALT LAKE CITY, P.O:- C C Block, P.S:- North Bidhannagar, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AESPP1850R Status : Representative, Representative of : TEEKOY MERCANTILE PRIVATE LIMITED (as DIRECTOR), CALICO DEALCOMM PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b> <b>Shri MANOJ KUMAR PRAHLADKA</b> Son of Mr MAHESH KUMAR PRAHLADKA Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:56PM	 LTI 02/01/2019	 02/01/2019
, BA-10, SECTOR-I, SALT LAKE CITY, P.O:- CC BLOCK, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPP0366F Status : Representative, Representative, of : RICON SALES PRIVATE LIMITED (as DIRECTOR)				
3	<b>Name</b> <b>Shri ASHISH DALMIA</b> Son of Shri SANTOSH KUMAR DALMIA Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 01/01/2019, Place of Admission of Execution: Office	 Jan 1 2019 5:10PM	 LTI 01/01/2019	 01/01/2019
, 18, PANKAJ MULLICK SARANI, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFAPD3109G Status : Representative, Representative of : VAASTU REALTORS PRIVATE LIMITED (as DIRECTOR)				

Major Information of the Deed :- I-1902-00011/2019-02/01/2019



4	<b>Name</b> <b>Shri SANTOSH KUMAR DALMIA</b> Son of Late SATYANARAYAN DALMIA Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 01/01/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
Jan 1 2019 5:13PM LTI 01/01/2019 01/01/2019 , 18, PANKAJ MULLICK SARANI, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADQPD1894G Status : Representative, Representative of : DALMIA REALTORS PRIVATE LIMITED (as DIRECTOR), AAHAR EXPORTS PRIVATE LIMITED (as DIRECTOR)				
5	<b>Name</b> <b>Shri DEEPAK KUMAR CHAUDHARY</b> Son of Shri SANTOSH KUMAR CHAUDHARY Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 01/01/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
Jan 1 2019 5:11PM LTI 01/01/2019 01/01/2019 , 2, CHAPEL ROAD, P.O:- BAKERY ROAD, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACNPC9855E STATUS : Representnive, Representative of : RAMESHWAR TRADERS PRIVATE LIMITED (as DIRECTOR), PURNIMA TEXTRADE PRIVATE LIMITED (as DIRECTOR), PUSHPSALA SALES PRIVATE LIMITED (as DIRECTOR)				
6	<b>Name</b> <b>Shri NAVIN JOSHI</b> Son of Late NAWAL JOSHI Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 01/01/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
Jan 1 2019 5:12PM LTI 01/01/2019 01/01/2019 , 5B, PENN ROAD, PENN COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACQPJ3370A Status : Representative, Representative of : GYANDEEP MERCHANTS PRIVATE LIMITED (as DIRECTOR), MAHAVIR COMMODITIES PRIVATE LIMITED (as DIRECTOR), JOSHI REALTORS AND DÉVELOPERS PRIVATE LIMITED (as DIRECTOR)				
7	<b>Name</b> <b>Shri SURENDRA KUMAR DUGAR (Presentant )</b> Son of Late J M DUGAR Date of Execution - 03/09/2018, , Admitted by: Self, Date of Admission: 01/01/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
Jan 1 2019 5:14PM LTI 01/01/2019 01/01/2019				

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

1

2B DOVER ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACUPD1317K Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
Mr AVIJIT NASKAR Son of Mr KAMAL NASKAR VILL- KULBERIA, P.O:- NARIDANA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri MAHESH KUMAR PRAHLADKA, Shri MANOJ KUMAR PRAHLADKA, Shri ASHISH DALMIA, Shri SANTOSH KUMAR DALMIA, Shri DEEPAK KUMAR CHAUDHARY, Shri NAVIN JOSHI, Shri SURENDRA KUMAR DUGAR	
<i>Avijit Naskar</i>	01/01/2019

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	TEEKOY MERCANTILE PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
2	RICON SALES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
3	CALICO DEALCOMM PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
4	VAASTU REALTORS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
5	DALMIA REALTORS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
6	AAHAR EXPORTS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
7	RAMESHWAR TRADERS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
8	PURNIMA TEXTRADE PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
9	PUSHPSALA SALES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
10	GYANDEEP MERCHANTS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
11	MAHAVIR COMMODITIES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec
12	JOSHI REALTORS AND DEVELOPERS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-5.70052 Dec

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

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**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	TEEKOY MERCANTILE PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
2	RICON SALES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
3	CALICO DEALCOMM PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
4	VAASTU REALTORS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
5	DALMIA REALTORS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
6	AAHAR EXPORTS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
7	RAMESHWAR TRADERS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
8	PURNIMA TEXTRADE PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
9	PUSHPSALA SALES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
10	GYANDEEP MERCHANTS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
11	MAHAVIR COMMODITIES PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft
12	JOSHI REALTORS AND DEVELOPERS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-2487.50000000 Sq Ft

Endorsement For Deed Number : I - 190200011 / 2019

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

18



On 30-11-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,94,38,745/-

*Surendra*

Tushar Kanti Mandal  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 01-01-2019

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

Presented for registration at 16:50 hrs on 01-01-2019, at the Office of the A.R.A. - II KOLKATA by Shri SURENDRA KUMAR DUGAR ,

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

Execution is admitted on 01-01-2019 by Shri ASHISH DALMIA, DIRECTOR, VAASTU REALTORS PRIVATE LIMITED (Private Limited Company), , 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr AVIJIT NASKAR, , , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-01-2019 by Shri SANTOSH KUMAR DALMIA, DIRECTOR, DALMIA REALTORS PRIVATE LIMITED (Private Limited Company), , 18, PANKAJ MULLICK SARANI, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, AAHAR EXPORTS PRIVATE LIMITED (Private Limited Company), , 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

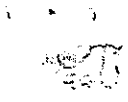
Identified by Mr AVIJIT NASKAR, , , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-01-2019 by Shri DEEPAK KUMAR CHAUDHARY, DIRECTOR, RAMESHWAR TRADERS PRIVATE LIMITED (Private Limited Company), , 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071; DIRECTOR, PURNIMA TEXTRADE PRIVATE LIMITED (Private Limited Company), , 2, CHAPEL ROAD, P.O:- BAKERY ROAD, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022; DIRECTOR, PUSHPSALA SALES PRIVATE LIMITED (Private Limited Company), , 2, CHAPEL ROAD, P.O:- BAKERY ROAD, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022

Identified by Mr AVIJIT NASKAR, , , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-01-2019 by Shri NAVIN JOSHI, DIRECTOR, GYANDEEP MERCHANTS PRIVATE LIMITED (Private Limited Company), , 2, Anandilal Poddar Sarani, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; DIRECTOR, MAHAVIR COMMODITIES PRIVATE LIMITED (Private Limited Company), , 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071; DIRECTOR, JOSHI REALTORS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), , 2, ANANDILAL PODDAR SARANI, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Major Information of the Deed :- I-1902-00011/2019-02/01/2019



Indetified by Mr AVIJIT NASKAR, , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-01-2019 by Shri SURENDRA KUMAR DUGAR, DIRECTOR, P S GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr AVIJIT NASKAR, , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,00,021/- ( B = Rs 8,00,000/- .E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department. Govt. of WB Online on 26/12/2018 4:39PM with Govt. Ref. No: 192018190321756151 on 26-12-2018, Amount Rs: 8,00,021/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB26122018108597 on 26-12-2018, 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 33983, Amount: Rs.100/-, Date of Purchase: 11/06/2018, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB Online on 26/12/2018 4:39PM with Govt. Ref. No: 192018190321756151 on 26-12-2018, Amount Rs: 75,021/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB26122018108597 on 26-12-2018, Head of Account 0030-02-103-003-02

*Tushar Kanti Mandal*

Tushar Kanti Mandal  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 02-01-2019

#### 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.

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

Execution is admitted on 02-01-2019 by Shri MAHESH KUMAR PRAHLADKA, DIRECTOR, TEEKOY MERCANTILE PRIVATE LIMITED (Private Limited Company), , 1 NETAJI SUBHAS ROAD, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001; DIRECTOR, CALICO DEALCOMM PRIVATE LIMITED (Private Limited Company), , 2, RUSSEL STREET, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Indetified by Mr AVIJIT NASKAR, , Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-01-2019 by Shri MANOJ KUMAR PRAHLADKA, DIRECTOR, RICON SALES PRIVATE LIMITED (Private Limited Company), , 2, RUSSEL STREET, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

10

Indetified by Mr AVIJIT NASKAR, . . Son of Mr KAMAL NASKAR, VILL- KULBERIA, P.O: NARIDANA, Thana: Baruipur,  
South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk

*Tushar Kanti Mandal*

Tushar Kanti Mandal  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Major Information of the Deed :- I-1902-00011/2019-02/01/2019

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1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2019, Page from 794 to 887  
being No 190200011 for the year 2019.



*Tushar Kanti Mandal*

Digitally signed by TUSHAR KANTI  
MANDAL  
Date: 2019.01.04 13:14:20 +05:30  
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 1/4/2019 1:14:09 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)





DATED THIS <sup>03<sup>rd</sup></sup> THE DAY OF SEPTEMBER 2018

BETWEEN

TEEKOY MERCANTILE PVT LTD & ORS.

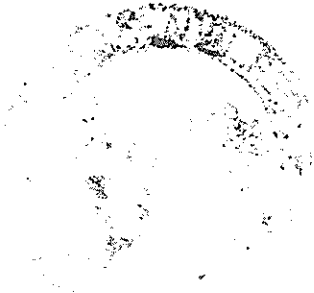
.....OWNERS

AND

PS GROUP REALTY PRIVATE LIMITED

....DEVELOPER

DEVELOPMENT AGREEMENT



ADDITIONAL  
 OF ASS  
 - 1 JAN 2019