

9/10/17

I.

02522/17

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

50/- V 587210

9/10/17



Case-1862/17

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

Additional Registrar of Assurances III Kolkata
24 OCT 2017

AGREEMENT

THIS Supplementary Agreement to the Development Agreement executed on 12th March 2014 which was duly registered with the office of A.R.A - III, Kolkata in Book No. I, CD Volume No. 2, Pages from 8725 to 8767, being No. 01032 for the year 2014 is made this 23rd day of October, 2017 (Two Thousand Seventeen)

BETWEEN

- (1) MR. SUBHAS SARKAR, (having Income Tax PAN CMSPS3695H) son of Late Pranabeswar Sarkar, aged about 75 years; and
- (2) MRS. RATNA SARKAR, (having Income Tax PAN FMVPS4570K) wife of Sri Subhas Sarkar, aged about 68 years.

Both (1) and (2) resident of Surul, P.O. Sriniketan, P.S. Bolpur, Birbhum, and jointly and collectively/hereinafter referred to as the "CO-OWNERS / PURCHASERS" (which

Handwritten notes: 01/10-2891, J(1)250, J(1)200, 450

Hiland Projects Limited

Suanta Senapati
Authorized Signatory

Serial No.

Name

Address



59319

16 OCT 2017

Propri- Srikant Tiwari
Licensed Stamp Vender
BACHAN GANGA
& 3, Bankshall Street
Kolkata - 700 001

16 OCT 2017



[Handwritten Signature]

Additional Registrar of
Assurances III Kolkata
23 OCT 2017

Identified by me
Latul Bhattacharjee
Sp. Late Ranajit Bhattacharjee
Enl. No. F/2285/223/2010
Advocate, High Court at Calcutta.

Hiland Projects Limited

[Handwritten Signature]

Authorised Signatory

expression unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and/or permitted assigns) of the **ONE PART**

AND

HILAND PROJECTS LIMITED, (having Income Tax PAN AABCN6185D) a Company incorporated under the Companies Act, 1956 having its registered office at 225C, AJC Bose Road, P.O. Circus Avenue, P.S. Ballygunge, Kolkata – 700020 and represented by its Director, **MR. NANDU K. BELANI, (having Income Tax PAN AUMPB3418P)** son of Late Kishinchand P. Belani and residing at 5B, Debendra Lal Khan Road, P.O. & P.S. Alipore, Kolkata – 700 027 (hereinafter referred to as the "**DEVELOPER**"), (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or interest and/or assigns) of the **OTHER PART**

A. DEFINITIONS:

1. '**Said Property**': contiguous pieces and parcels of land admeasuring in aggregate 5.27 Acres more or less, comprised in R.S and L.R. Dag Nos. 367, 371, 523, 524, 525, 526, 527, 527/1063, 527/1112, 527/1111, 527/1115, 527/1109, 527/1110, 527/1113, under L.R. Khatian Nos. 563 and 564, within Mouza - Kamarpara, J.L. No. 131, P.S. -- Ilambazar and situate within the limits of Ilambazar Gram Panchayat of Ilambazar Block of Birbhum District (as mentioned fully and particularly in the Part – A of the SCHEDULE hereinbelow);
2. '**Co-owners of Said Property**': MR. SUBHAS SARKAR, (having Income Tax PAN CMSPS3695H) son of Late Pranabeswar Sarkar, aged 75 years; and MRS. RATNA SARKAR, (having Income Tax PAN PMVPS4570K) wife of Sri Subhas Sarkar, aged 68 years, both residing at Surul, P.O. Sriainketan, Birbhum;
3. '**Said Development Agreement**': Development Agreement executed on the 12th day of March, 2014 and registered in Book I, CD Vol. No. 2, Pages 8725 to 8767 being No. 01032 for the year 2014 in the office of the Additional Registrar of Assurances-II, Kolkata;

Hiland Projects Limited



Authorised Signatory

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Additional Registrar of
Assurances III Kolkata
23 OCT 2018

Hiland Projects Limited

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4. **'Additional Land'**: Land contiguous to the Said Property admeasuring by estimation 6.70 Acres more or less, with all rights, liberties, properties appurtenant thereto, comprised in R.S and L.R. Dag Nos. 344, 346, 347, 350, 361, 362, 363, 364, 365, 366, 367, 368 and 347/1089, under L.R. Khation Nos. 563 and 564 within Mouza – Kamarpara, J.L. No. 131, P.S. – Hliambazar and situate within the limits of Hliambazar Gram Panchayat of Hliambazar Block of Bhubani District (as mentioned fully and particularly in the Part – B of SCHEDULE hereinbelow);
5. **'Project'**: shall mean (i) development of the Said Property and the Additional Land into a building complex comprised of New Buildings and making the same fit for habitation (ii) sale and transfer of all the saleable areas in the building complex in favour of Intending Buyers and (iii) all acts deeds and things to be done or caused to be done in respect thereof;
6. **'Project Land'**: contiguous land comprised of the Said Property and the Additional Land;
7. **'New Buildings'**: shall mean the buildings and other structures to be constructed by the Developer at the Project Land;
8. **'Cost of acquisition'**: shall mean the entire cost of acquiring the Additional Land which inter alia, includes actual consideration of the land, brokerage, Solicitor's Fee etc.;
9. **'Gross Revenue/Realizations'**: shall mean 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 building complex proposed to be developed on the Project Land, other than the Extras and Deposits;
10. **'Net Revenue'**: shall mean the Realizations made from the Project after deducting therefrom (i) Marketing Expenses comprised of the brokerages, commissions at actuals (ii) panchayat rates and taxes & khazna/land revenue payable in respect of the said Property and the said Additional Land and (iii) such other expense as may be mutually agreed between the Parties.
11. The term or expression **'Party'** according to the context refers to the Purchasers or the Developer and the term or expression **'Parties'** refers to the Purchasers and the Developer jointly.



Additional Registrar of
Insurance, Calcutta
23 OCT 2011

Hiland Projects Limited

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B. ACQUISITION OF ADDITIONAL LAND:

1. In pursuance of the mutually agreed terms and conditions of Clause 8 of the Said Development Agreement, the Additional Land has been acquired by the Purchasers in order to augment the Said Property and facilitate the Project development in terms of the Said Development Agreement.
2. The Purchasers have procured the Additional Land in entirety from the respective owners thereof so as to make them available for development by the Developer on the terms and conditions herein contained.
3. The Purchasers have obtained the necessary documents of title, papers, information, identities from the said Owners of the Additional Land and shall furnish the same to the Developer from time to time and at all times hereinafter for the purpose of making out a marketable title thereto.
4. The Purchasers have acquired/procured the plots of land comprised in the Additional Land only as a contiguous and/or adjacent parcel.
5. After conveyances are executed and registered, the Developer has assisted the Purchasers in having the Additional Land mutated in the name of the Purchasers.
6. After completion of the mutation process, the Developer has assisted the Purchasers in having the Additional Land converted in accordance with the provisions of the West Bengal Land Reforms Act, 1955 to enable development of the same.
7. Post completion of acquisition of the Additional Land, the Developer has assisted the Purchasers to conduct joint survey of the Project Land (along with the Additional Land) and has taken steps to identify and demarcate the boundary by way of pegging and fencing.

C. FINANCIALS:

1. The Developer has, in pursuance of the terms of the Said Development Agreement borne and paid 66.67% of the cost of acquisition of the Additional Land and the Purchasers have borne and paid 33.33% of the cost of acquisition of the Additional Land.
2. The above mentioned 66.67% of the cost of acquisition of the Additional Land paid by the Developer in various tranches as per the requirement of the Purchasers shall be



Additional Registrar of
Assurances in Calcutta
29 OCT 2016

Hiland Projects Limited

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- treated as the total non-refundable premium paid by the Developer for obtaining development rights ('Premium for Development Rights') on the Additional Land.
3. In consideration of the Premium for Development Rights paid by the Developer towards the cost of acquisition of the Additional Land, the Developer shall receive 11.5% over and above 77% of the Net Revenue, as described in the Said Development Agreement, in respect of the Realizations from the transfer of saleable areas comprised in the Additional Land. For the avoidance of any doubt whatsoever, the Developer shall be entitled to 88.5% of the Net Revenue, as described in the Said Development Agreement, in respect of the Realizations from the transfer of saleable areas comprised in the Additional Land.
 4. The Purchasers shall receive 11.5% of the Net Revenue, as described in the Said Development Agreement, in respect of the Realizations from the transfer of saleable areas comprised in the Additional Land.

D. OTHER TERMS:

1. **Extension of Clause 8 of the Said Development Agreement:** The Parties hereby expressly and unequivocally agree that the Said Development Agreement and all the statements and covenants made therein as well as the rights and obligations stipulated therein shall remain intact as it is and the same shall remain in full force, effect and virtue and valid and binding upon the Parties hereto and shall *mutatis mutandis* apply to this Supplementary Agreement and that this Agreement shall be construed as an extension to the mutually agreed terms and conditions of Clause 8 of the Said Development Agreement.
2. **Timelines for construction on Additional Land:** It is expressly and unequivocally agreed by and between the Parties that the timelines for construction, as mentioned under Clause 6.6 of the said Development Agreement, shall be applicable only to the development and construction of the New Building/s by the Developer on the Said Property and SHALL NOT be applicable to the development of the Additional Land by the Developer. The Parties hereby explicitly agree that they shall mutually discuss and frame a suitable timeline in connection with the development of the Additional Land in parity with the development of the New Building/s on the said Property.



Additional Registrar of
Assurances III Kolkata
23 Oct 2018

Hiland Projects Limited

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THE SCHEDULE HEREINABOVE REFERRED TO:

Part - A

(*SAID PROPERTY*)

ALL THAT contiguous pieces and parcels of land admeasuring in aggregate 5.27 Acres more or less, with all rights, liberties, properties appurtenant thereto comprised in R.S and L.R. Dag Nos. 367, 371, 523, 524, 525, 526, 527, 527/1063, 527/1112, 527/1111, 527/1115, 527/1109, 527/1110, 527/1113, under L.R. Khatian Nos 563 and 564 within Mouza - Kasurpara, J.L. No. 131, P.S. - Ilambazar and situate within the limits of Ilambazar Gram Panchayat of Ilambazar Block of Birbhum District as described in the TABLE below and as delineated in the MAP or PLAN annexed hereto duly bordered thereon in colour 'RED':

TABLE

| Sl. No. | RS Dag | LR Dag | Total DAG Area (Acres) | Character/Classification of Land | LR Khatian No. | Owners' Area (Acres) |
|---------|----------|----------|------------------------|----------------------------------|----------------|----------------------|
| 1 | 367 | 367 | 2.88 | Bastu/Housing Complex | 563,564,560 | 2.22 |
| 2 | 371 | 371 | 0.6 | Bastu/Housing Complex | 563,564 | 0.6 |
| 3 | 523 | 523 | 0.61 | Bastu/Housing Complex | 563,564 | 0.61 |
| 4 | 524 | 524 | 0.05 | Bastu/Housing Complex | 563,564 | 0.05 |
| 5 | 525 | 525 | 0.16 | Bastu/Housing Complex | 563,564 | 0.16 |
| 6 | 526 | 526 | 0.04 | Bastu/Housing Complex | 563,564 | 0.04 |
| 7 | 527 | 527 | 0.23 | Bastu/Housing Complex | 563,564 | 0.23 |
| 8 | 527/1063 | 527/1063 | 0.17 | Bastu/Housing | 563,564 | 0.17 |



Additional Registrar of
Assurances III Kolkata
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| | | | | | | | |
|-------|----------|----------|------|-------------------------|---------|------|------|
| | | | | Complex | | | |
| 9 | 527/1112 | 527/1112 | 0.26 | Best/Housing Complex | 563,564 | 0.26 | |
| 10 | 527/1111 | 527/1111 | 0.24 | Best/Housing Complex | 563,564 | 0.24 | |
| 11 | 527/1115 | 527/1115 | 0.29 | Best/Housing Complex | 563,564 | 0.29 | |
| 12 | 527/1109 | 527/1109 | 0.21 | Best/Housing Complex | 563,564 | 0.18 | |
| 13 | 527/1110 | 527/1110 | 0.06 | Best/Housing Complex | 563,564 | 0.04 | |
| 14 | 527/1113 | 527/1113 | 0.25 | Best/Housing Complex | 563,564 | 0.21 | |
| TOTAL | | | | | | | 5.27 |

Part - B

(‘ADDITIONAL LAND’)

ALL THAT contiguous pieces and parcels of land admeasuring in aggregate 6.70 Acres more or less, with all rights, liberties, properties appurtenant thereto comprised in R.S and L.R. Dag Nos.344,346,347,350,361,362,363,364,365,366,367,368 and 347/1089, under L.R. Kharian Nos. 563 and 564 within Mouza – Kamaipara, J.L. No. 131, P.S. – Ilambazar and situate within the limits of Ilambazar Gram Panchayat of Ilambazar Block of Birbhum District as described in the **TABLE** below and as delineated in the **MAP** or **PLAN** annexed hereto duly bordered thereof in colour ‘GREEN’;

Hiland Projects Limited



Authorised Signatory

/ / Page =



Additional Registrar of
Assurances in Kolkata
23 OCT 2018

Hiland Projects Limited

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| Sl. No. | RS Dag | LR Dag | Total DAG Area (Acres) | Character/Classification of Land | LR Khatla No. | Owners' Area (Acres) |
|--------------|----------|----------|------------------------|----------------------------------|---------------|----------------------|
| 1 | 344 | 344 | 0.26 | Basic/Housing Complex | 563 | 0.05 |
| 2 | 346 | 346 | 0.35 | Basic/Housing Complex | 563 | 0.35 |
| 3 | 347 | 347 | 0.77 | Basic/Housing Complex | 563, 564 | 0.77 |
| 4 | 350 | 350 | 2.21 | Basic/Housing Complex | 563 | 2.21 |
| 5 | 361 | 361 | 0.17 | Basic/Housing Complex | 563 | 0.04 |
| 6 | 362 | 362 | 0.04 | Basic/Housing Complex | 563 | 0.04 |
| 7 | 363 | 363 | 0.39 | Basic/Housing Complex | 563 | 0.39 |
| 8 | 364 | 364 | 0.20 | Basic/Housing Complex | 563 | 0.20 |
| 9 | 365 | 365 | 0.30 | Basic/Housing Complex | 563 | 0.23 |
| 10 | 366 | 366 | 0.74 | Basic/Housing Complex | 563 | 0.74 |
| 11 | 367 | 367 | 2.88 | Basic/Housing Complex | 553 | 0.66 |
| 12 | 368 | 368 | 1.18 | Basic/Housing Complex | 563 | 0.59 |
| 13 | 347/1089 | 347/1089 | 0.84 | Basic/Housing Complex | 563 | 0.43 |
| TOTAL | | | | | | 6.70 |

Hiland Projects Limited


 Authorised Signatory

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Additional Registrar of
Assurances III Kolkata
29 OCT 2018

Hiland Projects Limited

Authorised Signatory

The aforementioned contiguous pieces and parcels of land as morefully described in Part – A and Part – B hereinabove aggregating to 11.97 Acres, be the same a little more or less, is particularly delineated in the MAP or PLAN annexed hereto duly bordered thereon in colour 'BLUE'

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

SIGNED SEALED AND DELIVERED by the within named 'CO-OWNERS/PURCHASERS' in presence of:

1. Priyanka Chakraborty
Responsalis, 2 Garstin Place
5th Floor, Kolkata - 700001

2. Dipak Singh

Responsalis, 2 Garstin Place
5th Floor, Kolkata - 700001

SIGNED SEALED AND DELIVERED by the within named 'DEVELOPER' in presence of:

1. Priyanka Chakraborty
Responsalis, 2 Garstin Place,
5th Floor, Kolkata - 700001

2. Dipak Singh

Responsalis, 2 Garstin Place
5th Floor, Kolkata - 700001

Drafted & Prepared by:

Ratul Bhattacharjee

Ratul Bhattacharjee

Enrl. No. F/2295/2123/2010

Advocate & Partner

RESPONSALIS ADVOCATES & SOLICITORS

2, Garstin Place, 5th Floor, Kolkata - 700001.

[SUBHAS SARKAR]

[RATNA SARKAR]

Hiland Projects Limited

[NANDU K. BELANI]

DIRECTOR

HILAND PROJECTS LTD.

Hiland Projects Limited

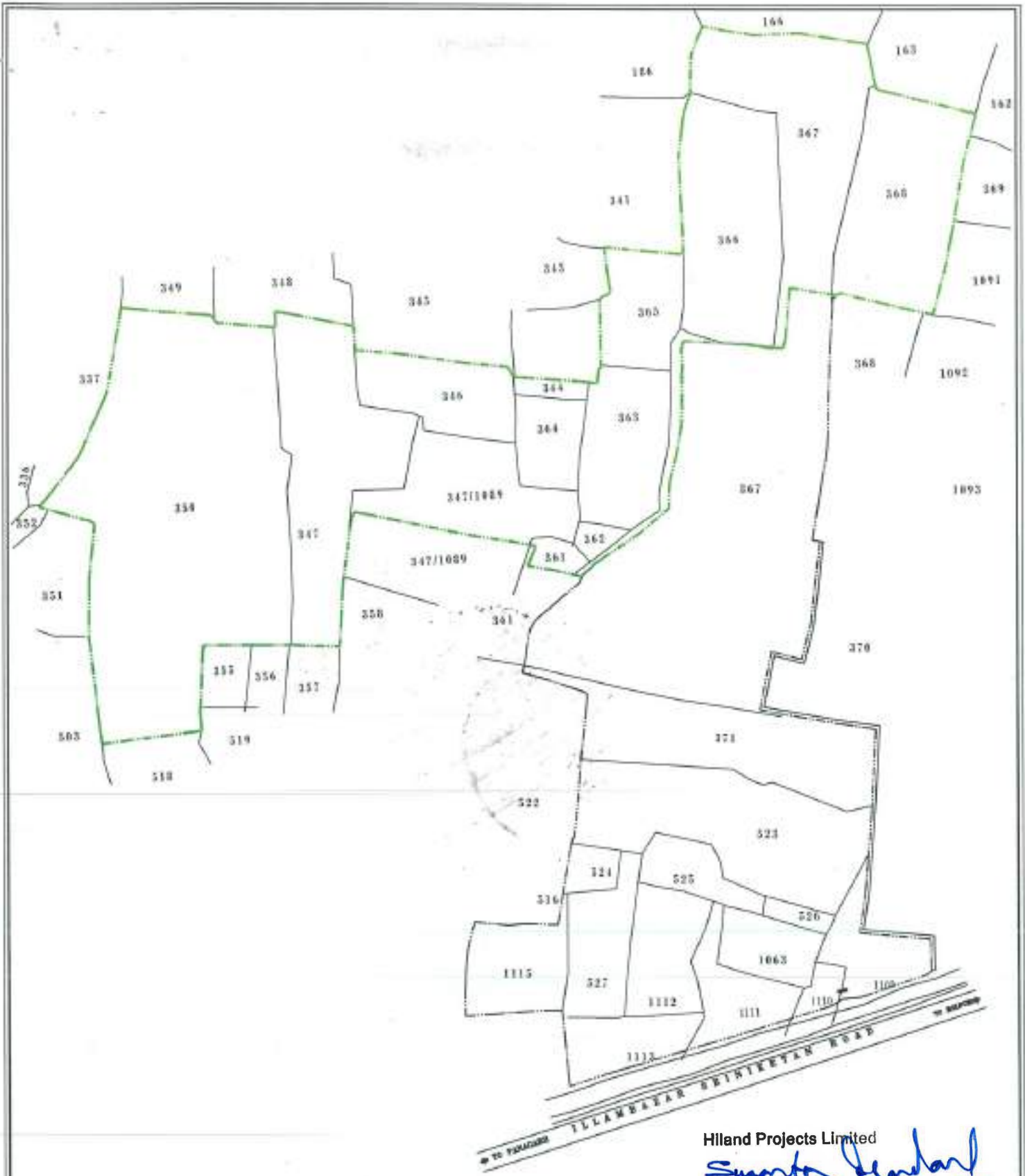
Authorised Signatory



Additional Registrar of
Assurances III Kolkata
29 OCT 2018

Hiland Projects Limited

Authorised Signatory



Hiland Projects Limited
Suanta Sankar
 Authorised Signatory

1/2th Sarjan
 Sarjan

SIGNATURE OF OWNERS

Hiland Projects Limited
Suanta Sankar
 Director

SIGNATURE OF DEVELOPERS

6.70 ACRES OF LAND MARKED IN GREEN BORDER

TITLE: PART - 'B' OF SCHEDULE LAND

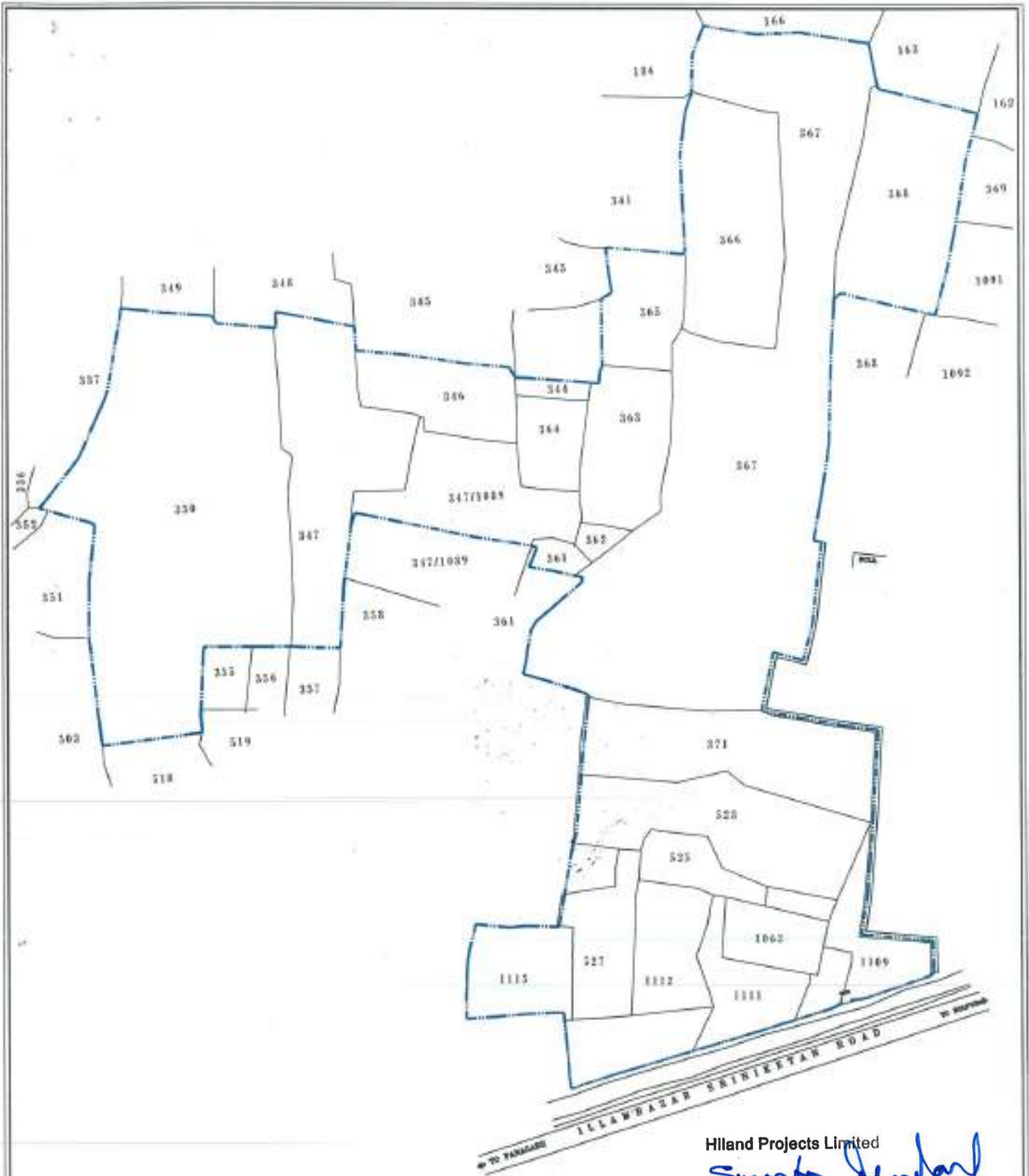
MAGNETIC NORTH



Additional Registrar of
Assurances III Kolkata
23 OCT 2018

Hiland Projects Limited

Authorised Signatory



Hiland Projects Limited
Suanta Khandelwal
 Authorised Signatory

[Handwritten Signature]
 SIGNATURE OF OWNERS

Hiland Projects Limited
[Handwritten Signature]
 Director
 SIGNATURE OF DEVELOPERS

11.97 ACRES OF LAND MARKED IN BLUE BORDER

TITLE - ENTIRE LAND

MAGREKH SURVEY

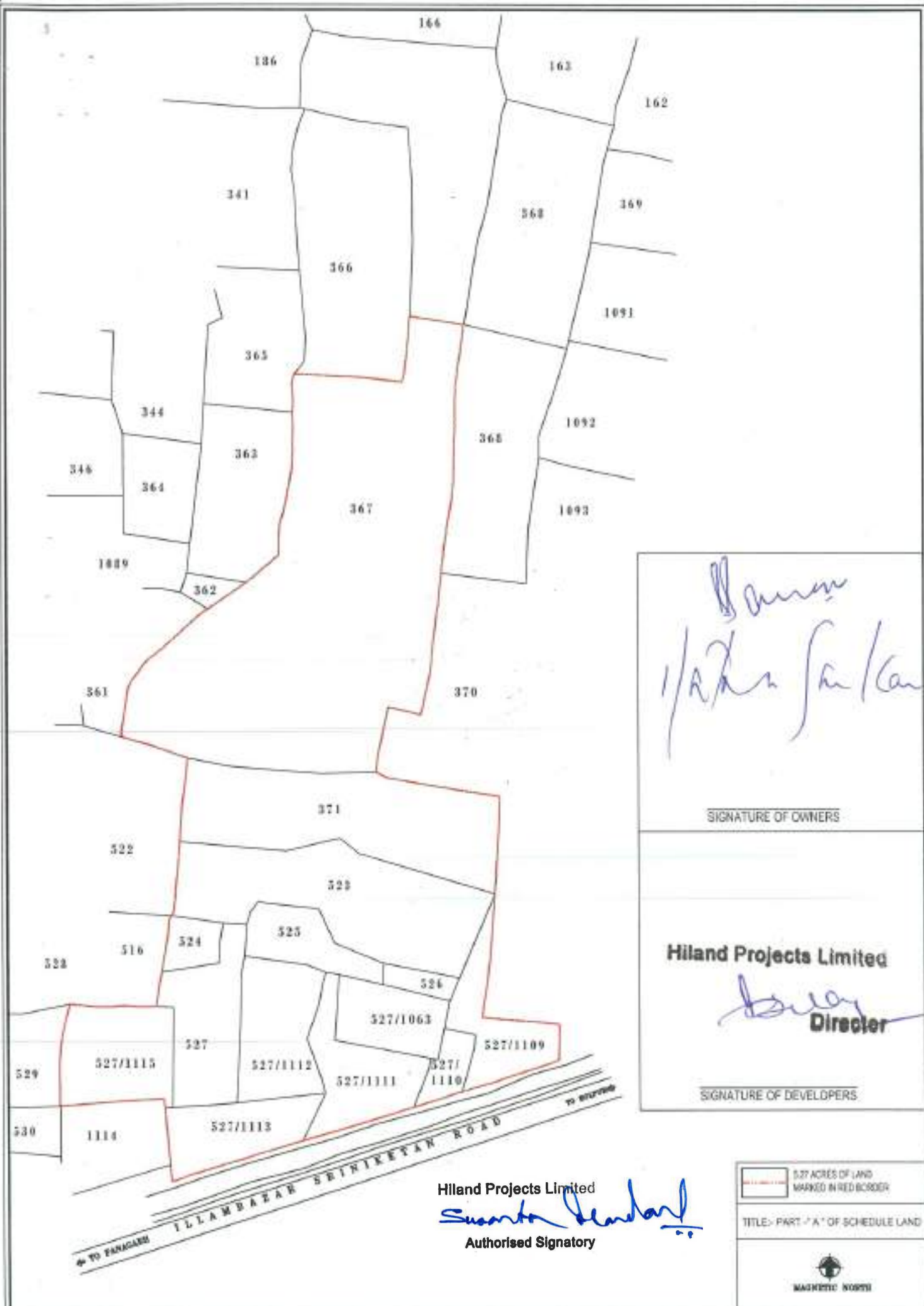


Additional Registrar of
Assurances III Kolkata
23 OCT 2019

Hiland Projects Limited

Suanta Senbani

Authorised Signatory



Banun
1/2/2018

SIGNATURE OF OWNERS

Hiland Projects Limited

Banun
Director

SIGNATURE OF DEVELOPERS

Hiland Projects Limited
Suanto
Authorised Signatory

0.27 ACRES OF LAND MARKED IN RED BORDER

TITLE - PART 'A' OF SCHEDULE LAND


 MAGNETIC NORTH



Additional Registrar of
Assurances III Kolkata
29 OCT 2018

Hiland Projects Limited

Suvarita Sen

Authorised Signatory



Self attested

Subhas Sarkar
23/10/17

Hiland Projects Limited

Swarna Kumbhar

Authorised Signatory

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सौंपें :
आयकर सेवा सेवा इकाई, ए.टी.एस.यू.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Hiland Projects Limited



Authorised Signatory



Ratna Sarkar
(Self attested)

Hiland Projects Limited

Suvarna Kumbhar

Authorised Signatory



Hiland Projects Limited

A handwritten signature in blue ink that reads "Suwanta Kumbhar". The signature is stylized and includes a horizontal line underneath the name.

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

HILAND PROJECTS LIMITED

24051033
 Permanent Account Number

AABCN61850



प्रत्येक वर्ष आयकर दाखला भरना आवश्यक है।
 आयकर दाखला भरने के लिए आयकर विभाग की वेबसाइट
 पर जाकर आयकर दाखला भरना आवश्यक है।
 अधिक जानकारी के लिए आयकर विभाग से संपर्क करें।
 टेलीफोन नंबर - 411 044

If you need to file returns with your employer,
 please contact your employer.
 Income Tax PAN Service Unit, NSDL,
 5th Floor, Bandra-City Centre,
 Near Bandra Telephone Exchange,
 Bandra, Mumbai - 411 044

Tel: 41-20-3721 1000, Fax: 41-20-3721 1041
 e-mail: nsdl@nsdl.com

Hiland Projects Limited

Authorised Signatory



Nandu K Belani

Hiland Projects Limited

Sumanth Kumar

Authorised Signatory



Government of West Bengal







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

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

Signature / LTI Sheet of Query No/Year 19031000348631/2017

I. Signature of the Person(

tion at Private Residence.



| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|--|--|
| 1 | Mr Subhas Sarkar Surul, P.O:- Sriniketan, P.S:- Bolpur, District:- Birbhum, West Bengal, India, PIN - 713201 | Land Lord |  |  |  23/10/17 |
| 2 | Mrs Ratna Sarkar Surul, P.O:- Sriniketan, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN- - 713201 | Land Lord |  |  |  23/10/17 |
| 3 | Mr Nandu K Belani 5B, Debendra Lal Khan Road, P.O - Alipore, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027 | Represent ative of Developer [HILAND PROJECT S LIMITED] |  |  |  23/10/17 Placetam. |

Additional Registrar of Assurances III Kolkata
23 OCT 2017

Hiland Projects Limited


Authorised Signatory

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|--|--------------|---|
| 4 | Mr Susanta Mandal 225C, A J C Bose Road, P.O:- Ballygunge Circular, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020 | Represent ative of Developer [HILAND PROJECT S LIMITED.] |  | | |
| Sl No. | Name and Address of Identifier | Identifier of | | | Signature with date |
| 1 | Mr Ratul Bhattacharjee Son of Late Ranajit Bhattacharjee High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001 | Mr Subhas Sarkar, Mrs Ratna Sarkar, Mr Nandu K Belani, Mr Susanta Mandal | | |  23/10/2017 Kolkata, West Bengal |


(Malay Kanti Das)

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



Hiland Projects Limited


Authorised Signatory

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

GRN: 19-201718-009481056-1 Payment Mode Online Payment
GRN Date: 23/10/2017 14:12:41 Bank : HDFC Bank
BRN : 392356882 BRN Date: 23/10/2017 14:14:07

DEPOSITOR'S DETAILS

Id No. : 19031000348631/2/2017
(Query No./Query Year)

Name : RATUL BHATTACHARJEE
Contact No. : Mobile No. : +91 9883216597
E-mail : ratul@responsalls.in
Address : 2 GARSTIN PLACE KOLKATA 700001
Applicant Name : Mr R Bhattacharjee
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 1

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 19031000348631/2/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75020 |
| 2 | 19031000348631/2/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 101 |

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only **Total** 75121

Hiland Projects Limited


Authorised Signatory





Additional Registrar of
Assurances III Kolkata
23 OCT 2018

Hiland Projects Limited



Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|------------|---------------|-------------|---------------|-------------|---------------|
|  | 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 |
|  | Left hand | Little finger | Ring finger | Middle finger | Fore finger | Thumb |
| | Right hand | Thumb | Fore finger | Middle finger | Ring finger | Little finger |
| Photo | Left hand | Little finger | Ring finger | Middle finger | Fore finger | Thumb |
| | Right hand | Thumb | Fore finger | Middle finger | Ring finger | Little finger |

HiLand Projects Limited

Susanta Senapati

Authorised Signatory



Additional Registrar of
Assurances III Kolkata
23 OCT 2016

Hiland Projects Limited

Authorised Signatory

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1903-02522/2017 | Date of Registration | 24/10/2017 |
| Query No / Year | 1903-1000348631/2017 | Office where deed is registered | |
| Query Date | 23/10/2017 1:53:53 PM | A.R.A. - III KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | R Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9883216597, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 8,95,86,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,070/- (Article:48(g)) | Rs. 101/- (Article:E, E, M(a), M(b), I) | | |
| Remarks | | | |

Land Details :

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-367 | LR-563 | Bastu | Bastu | 2.22 Acre | | 1,33,20,000/- | Property is on Road Adjacent to Metal Road, |
| L2 | LR-371 | LR-563 | Bastu | Bastu | 0.6 Acre | | 36,00,000/- | Property is on Road Adjacent to Metal Road, |
| L3 | LR-523 | LR-563 | Bastu | Bastu | 0.61 Acre | | 47,58,000/- | Property is on Road Adjacent to Metal Road, |
| L4 | LR-524 | LR-563 | Bastu | Bastu | 0.05 Acre | | 3,90,000/- | Property is on Road Adjacent to Metal Road, |
| L5 | LR-525 | LR-563 | Bastu | Bastu | 0.16 Acre | | 12,48,000/- | Property is on Road Adjacent to Metal Road, |
| L6 | LR-526 | LR-563 | Bastu | Bastu | 0.04 Acre | | 3,12,000/- | Property is on Road Adjacent to Metal Road, |
| L7 | LR-527 | LR-563 | Bastu | Bastu | 0.23 Acre | | 37,26,000/- | Property is on Road Adjacent to Metal Road, |
| L8 | LR-527/1063 | LR-563 | Bastu | Bastu | 0.17 Acre | | 27,54,000/- | Property is on Road Adjacent to Metal Road, |
| L9 | LR-527/1112 | LR-563 | Bastu | Bastu | 0.26 Acre | | 42,12,000/- | Property is on Road Adjacent to Metal Road, |
| L10 | LR-527/1111 | LR-563 | Bastu | Bastu | 0.21 Acre | | 34,02,000/- | Property is on Road Adjacent to Metal Road, |
| L11 | LR-527/1115 | LR-563 | Bastu | Bastu | 0.29 Acre | | 46,98,000/- | Property is on Road Adjacent to Metal Road, |

Hiland Projects Limited



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|-----|-------------|----------------------|-------|-------|-----------|----------------|---------------|---|
| L12 | LR-527/1109 | LR-563 | Bastu | Bastu | 0.18 Acre | | 29,16,000/- | Property is on Road Adjacent to Metal Road, |
| L13 | LR-527/1110 | LR-563 | Bastu | Bastu | 0.04 Acre | | 6,48,000/- | Property is on Road Adjacent to Metal Road, |
| L14 | LR-527/1113 | LR-563 | Bastu | Bastu | 0.21 Acre | | 34,02,000/- | Property is on Road Adjacent to Metal Road, |
| L15 | LR-344 | LR-563 | Bastu | Bastu | 0.05 Acre | | 3,00,000/- | Property is on Road Adjacent to Metal Road, |
| L16 | LR-346 | LR-563 | Bastu | Bastu | 0.35 Acre | | 21,00,000/- | Property is on Road Adjacent to Metal Road, |
| L17 | LR-347 | LR-563 | Bastu | Bastu | 0.77 Acre | | 46,20,000/- | Property is on Road Adjacent to Metal Road, |
| L18 | LR-350 | LR-563 | Bastu | Bastu | 2.21 Acre | | 1,32,60,000/- | Property is on Road Adjacent to Metal Road, |
| L19 | LR-361 | LR-563 | Bastu | Bastu | 0.04 Acre | | 2,40,000/- | Property is on Road Adjacent to Metal Road, |
| L20 | LR-362 | LR-563 | Bastu | Bastu | 0.04 Acre | | 2,40,000/- | Property is on Road Adjacent to Metal Road, |
| L21 | LR-363 | LR-563 | Bastu | Bastu | 0.39 Acre | | 23,40,000/- | Property is on Road Adjacent to Metal Road, |
| L22 | LR-364 | LR-563 | Bastu | Bastu | 0.2 Acre | | 12,00,000/- | Property is on Road Adjacent to Metal Road, |
| L23 | LR-365 | LR-563 | Bastu | Bastu | 0.23 Acre | | 13,80,000/- | Property is on Road Adjacent to Metal Road, |
| L24 | LR-366 | LR-563 | Bastu | Bastu | 0.74 Acre | | 44,40,000/- | Property is on Road Adjacent to Metal Road, |
| L25 | LR-367 | LR-563 | Bastu | Bastu | 0.66 Acre | | 39,60,000/- | Property is on Road Adjacent to Metal Road, |
| L26 | LR-368 | LR-563 | Bastu | Bastu | 0.59 Acre | | 35,40,000/- | Property is on Road Adjacent to Metal Road, |
| L27 | LR-347/1089 | LR-563 | Bastu | Bastu | 0.43 Acre | | 25,80,000/- | Property is on Road Adjacent to Metal Road, |
| | | TOTAL : | | | | 1197Dec | 0 /- | 895,86,000 /- |
| | | Grand Total : | | | | 1197Dec | 0 /- | 895,86,000 /- |

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Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Subhas Sarkar Son of Late Pranabeswar Sarkar Surul, P.O:- Sriniketan, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CMSPS3695H, Status :Individual, Executed by: Self, Date of Execution: 23/10/2017 , Admitted by: Self, Date of Admission: 23/10/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/10/2017 , Admitted by: Self, Date of Admission: 23/10/2017 ,Place : Pvt. Residence |
| 2 | Mrs Ratna Sarkar Wife of Shri Subhas Sarkar Surul, P.O:- Sriniketan, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FMVPS4570K, Status :Individual, Executed by: Self, Date of Execution: 23/10/2017 , Admitted by: Self, Date of Admission: 23/10/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/10/2017 , Admitted by: Self, Date of Admission: 23/10/2017 ,Place : Pvt. Residence |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | HILAND PROJECTS LIMITED 225C, A J C Bose Road, P.O:- Circus Avenue, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCN6185D, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Nandu K Belani (Presentant) Son of Late Kishinchand P Belani 5B, Debendra Lal Khan Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADJPB3418P Status : Representative, Representative of : HILAND PROJECTS LIMITED (as Director) |

Identifier Details :

| Name & address | |
|---|--|
| Mr Ratul Bhattacharjee Son of Late Ranajit Bhattacharjee High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Subhas Sarkar, Mrs Ratna Sarkar, Mr Nandu K Belani | |
| | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------------|
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-111 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-111 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------------|
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-10.5 Dec |

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| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-10.5 Dec |
| Transfer of property for L11 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-14.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-14.5 Dec |
| Transfer of property for L12 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-9 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-9 Dec |
| Transfer of property for L13 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| Transfer of property for L14 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-10.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-10.5 Dec |
| Transfer of property for L15 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2.5 Dec |
| Transfer of property for L16 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-17.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-17.5 Dec |
| Transfer of property for L17 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-38.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-38.5 Dec |
| Transfer of property for L18 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-110.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-110.5 Dec |
| Transfer of property for L19 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-30 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-30 Dec |
| Transfer of property for L20 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| Transfer of property for L21 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-19.5 Dec |

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| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-19.5 Dec |
| Transfer of property for L22 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-10 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-10 Dec |
| Transfer of property for L23 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-11.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-11.5 Dec |
| Transfer of property for L24 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-37 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-37 Dec |
| Transfer of property for L25 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-33 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-33 Dec |
| Transfer of property for L26 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-29.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-29.5 Dec |
| Transfer of property for L27 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-21.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-21.5 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-30.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-30.5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2.5 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-8 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-8 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-2 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-11.5 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-11.5 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-8.5 Dec |

Hiland Projects Limited


 Sumanta Khandari

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| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-8.5 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhas Sarkar | HILAND PROJECTS LIMITED-13 Dec |
| 2 | Mrs Ratna Sarkar | HILAND PROJECTS LIMITED-13 Dec |

Land Details as per Land Record

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara

| Sch No | Plot & Khatian Number | Details Of Land |
|--------|---|--|
| L1 | LR Plot No:- 367(Corresponding RS Plot No:- 367), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:1.79000000 Acre, |
| L2 | LR Plot No:- 371(Corresponding RS Plot No:- 371), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.30000000 Acre, |
| L3 | LR Plot No:- 523(Corresponding RS Plot No:- 523), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.31000000 Acre, |
| L4 | LR Plot No:- 524(Corresponding RS Plot No:- 524), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.03000000 Acre, |
| L5 | LR Plot No:- 525(Corresponding RS Plot No:- 525), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.08000000 Acre, |
| L6 | LR Plot No:- 526(Corresponding RS Plot No:- 526), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.02000000 Acre, |
| L7 | LR Plot No:- 527(Corresponding RS Plot No:- 527), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.11000000 Acre, |
| L8 | LR Plot No:- 527/1063(Corresponding RS Plot No:- 527/1063), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.10000000 Acre, |
| L9 | LR Plot No:- 527/1112(Corresponding RS Plot No:- 527/1112), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.13000000 Acre, |
| L10 | LR Plot No:- 527/1111(Corresponding RS Plot No:- 527/1111), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.11000000 Acre, |
| L11 | LR Plot No:- 527/1115(Corresponding RS Plot No:- 527/1115), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.14000000 Acre, |
| L12 | LR Plot No:- 527/1109(Corresponding RS Plot No:- 527/1109), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুকুল ,বোলপুর, Classification:বাইদ, Area:0.09000000 Acre, |

Hiland Projects Limited



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| L13 | LR Plot No:- 527/1110(Corresponding RS Plot No:- 527/1110), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.02000000 Acre, |
| L14 | LR Plot No:- 527/1113(Corresponding RS Plot No:- 527/1113), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.10000000 Acre, |
| L15 | LR Plot No:- 344(Corresponding RS Plot No:- 344), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.05000000 Acre, |
| L16 | LR Plot No:- 346(Corresponding RS Plot No:- 346), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.35000000 Acre, |
| L17 | LR Plot No:- 347(Corresponding RS Plot No:- 347), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.39000000 Acre, |
| L18 | LR Plot No:- 350(Corresponding RS Plot No:- 350), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:2.21000000 Acre, |
| L19 | LR Plot No:- 361(Corresponding RS Plot No:- 361), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.04000000 Acre, |
| L20 | LR Plot No:- 362(Corresponding RS Plot No:- 362), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.04000000 Acre, |
| L21 | LR Plot No:- 363(Corresponding RS Plot No:- 363), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.39000000 Acre, |
| L22 | LR Plot No:- 364(Corresponding RS Plot No:- 364), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.20000000 Acre, |
| L23 | LR Plot No:- 365(Corresponding RS Plot No:- 365), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.23000000 Acre, |
| L24 | LR Plot No:- 366(Corresponding RS Plot No:- 366), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.74000000 Acre, |
| L25 | LR Plot No:- 367(Corresponding RS Plot No:- 367), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:1.79000000 Acre, |
| L26 | LR Plot No:- 368(Corresponding RS Plot No:- 368), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.59000000 Acre, |
| L27 | LR Plot No:- 347/1089(Corresponding RS Plot No:- 347/1089), LR Khatian No:- 563 | Owner:সুভাষ সরকার, Gurdian:প্রণবেশ্বর সরকার, Address:সুরুল ,বোলপুর, Classification:বাইদ, Area:0.43000000 Acre, |

Endorsement For Deed Number : I - 190302522 / 2017

On 23-10-2017

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

Presented for registration at 19:50 hrs on 23-10-2017, at the Private residence by Mr Nandu K Belani .

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 8,95,86,000/-

Hiland Projects Limited



Authorised Signatory

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

Execution is admitted on 23/10/2017 by 1. Mr Subhas Sarkar, Son of Late Pranabeswar Sarkar, Surul, P.O: Sriniketan, Thana: Bolpur, , Birbhum, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others, 2. Mrs Ratna Sarkar, Wife of Shri Subhas Sarkar, Surul, P.O: Sriniketan, Thana: Bolpur, , Birbhum, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others

Identified by Mr Ratul Bhattacharjee, , Son of Late Ranajit Bhattacharjee, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-10-2017 by Mr Nandu K Belani, Director, HILAND PROJECTS LIMITED, 225C, A J C Bose Raod, P.O:- Circus Avenue, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Ratul Bhattacharjee, , Son of Late Ranajit Bhattacharjee, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 24-10-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2017 2:14PM with Govt. Ref. No: 192017180094810561 on 23-10-2017, Amount Rs: 101/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 392356882 on 23-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 54319, Amount: Rs.50/-, Date of Purchase: 16/10/2017, Vendor name: Bachan Ganga

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2017 2:14PM with Govt. Ref. No: 192017180094810561 on 23-10-2017, Amount Rs: 75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 392356882 on 23-10-2017, Head of Account 0030-02-103-003-02



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

Hiland Projects Limited



Authorised Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2017, Page from 83885 to 83918

being No 190302522 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.10.27 16:55:37 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 27-Oct-17 4:55:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

Hiland Projects Limited

Authorised Signatory