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 27.9.16

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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the pa 1 of this document.

[Signature]
 District Sub-Registrar III
 Alipore, South 24 Parganas
 27 SEP 2016

L-1345369/16

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 27th day of September Thousand Sixteen (2016) BETWEEN

1. VINDHYA PROJECTS PVT. LTD. PAN AAACV 9034 C, a Company incorporated under the Provisions of Companies Act. 1956 having its registered Office at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge, represented by One of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637 N, Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge, 2. VINDHYA PROPERTIES & MANAGEMENT PVT. LTD. PAN AACCV 7148 M, a Company incorporated under the Provisions of Companies act, 1956 having its registered office at 40/1, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, represented by one of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge and 3. ABHISHEK VYAPAR PVT. LTD. PAN AACCA 2387 D, a Company incorporated under the Provisions of Companies act. 1956 having its registered office at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge represented by one of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge, hereinafter jointly called and referred to as the "OWNERS" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, and legal representative administrators and assigns) of the FIRST PART:

AND

"ANIMESH NIRMAN LLP", PAN AAZFA 8398 N, a Partnership firm having its registered office at 40/1, Strand Road, Kolkata-700001, P.O. Burabazar, P.S. Burabazar, District Kolkata, administrative office at 12B, Raja Basanta Roy Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, represented by its Partners 1 SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge, & 2. MAMTA AGARWAL, PAN ADAPA 8800 D, wife of Ravi Shankar Agarwal, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge, District South 24-Parganas, herein after called and referred to as the "DEVELOPER" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, successors, successors-in-office as the time being and assigns) of the OTHER PART.

WHEREAS accordingly the Owners namely 1. VINDHYA PROJECTS PVT. LTD., 2. VINDHYA PROPERTIES & MANAGEMENT PVT. LTD, 3. ABHISHEK VYAPAR PVT. LTD. herein purchased the property measuring 23 Cottahs more or less along with structure appertaining to Khatian No. 819, comprised in Dag No. 2687 and of Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145 now within the limits of Kolkata Municipal Corporation, P.S. Kasba, K.M.C. Ward No. 107, District 24-Parganas(South), being K.M.C. Premises Nos. 358, 358/1, 359, 360 & 361, Jogendra Gardens from 1. Sri Sugata Basu, 2. Sri Susruta Basu, 3. Sri Sujit Basu, 4. Sri Sumit Basu 5. Smt. Bandana Basu, 6. Sri Amitava Basu, 7. Smt. Jaidipa Dasgupta, 8. Smt. Rina Basu alias Reena Basu, 9. Smt. Sutapa Basu 10. Smt. Chitra Ghosh alias Runa Ghosh, 11. Smt. Mitra Biswas, 12. Smt. Sati Basu, 13. Sri Sushen Basu, 14. Sri

Suchitta Basu, upon payment of valuable consideration thereof vide a Deed of Conveyance dated 2nd day of November, Two Thousand and Eleven(2011) and the said Deed was duly registered in the Office of the D.S.R. III Alipore South 24-Parganas and registered in Book No.I, CD Volume No. 17, Page from 7159 to 7196, being No. 08502, for the year 2011.

AND WHEREAS the parties herein also mutated their names in the assessment record of the Kolkata Municipal corporation as the lawful owners thereof and the entire property is known and numbered as the Premises Nos. 358,358/1, 359, 360 & 361 Jogendra Garden, within the limits of K.M.C. Ward No. 107 total area of land with structure measuring 23 Cōttahs be the same and/or a little more or less.

AND WHEREAS according to the term and conditions of the said partition Deed vide Book No. I, CD Volume No. 14, Page from 2672 to 2692, Deed No.05790, for the year 2014, registered at D.S.R.-III-Alipore office, 1. VINDHYA PROJECTS PVT. LTD., got property in Lot A, measuring 5 Cottahs together with tiles shed structure in respect of Premises No.358, Jogendra Gaden, 2. VINDHYA PROPERTIES & MANAGEMENT PVT. LTD, got property in Lot B, measuring 5 Cottahs together with tiles shed structure in respect of Premises No.358, Jogendra Gaden, 3. ABHISHEK VYAPAR PVT. LTD. got property in Lot C, measuring 5 Cottahs together with tiles shed structure in respect of Premises No.359, Jogendra Gaden, (land area 4 Cottahs 44 Sq.ft. and portion of Premises No. 360, Jogendra Garden land measuring 15 Chittaks and 1 Sq.ft. with structure) after mutated at Premises No. 359, Jogendra Garden, Kolkata-700078 .

AND WHEREAS the balance Land measuring 8 Cottahs together with Tiles shed structure being premises Nos. 360 & 361, Jogendra Garden were jointly seized, possessed and enjoyed by the said three companies.

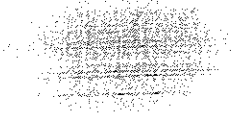
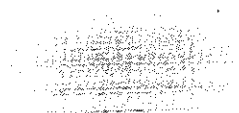
AND WHEREAS by a another Deed of Partition having their better enjoyment and opportunity , the First Party, second party and third party executed and registered at D.S.R.-III-Alipore Office and recorded in Book No. I, CD Volume No. 14, Page from 3347 to 3369, Deed No. 05844 , for the year 2014. in respect of premises No. 360(Portion), Jogendra Garden, area of land measuring 4 Cottahs 6 Chittaks with structure and Premises No. 361(Portion), Jogendra Garden , Kolkata-700078, area of land measuring 3 Cottahs 10 Chittaks with structure being K.M.C. Ward No. 107, exclusive properties in lieu of their respective shares in the joint estate all questions as to accounts and mutual dealings having been waived more fully and particularly described in the said deed of Partition and also map or plan annexed thereto and the said 1. VINDHYA PROJECTS PVT. LTD., got property in Lot A, measuring 0 Cottah 14 Chittaks 00 Sq.ft. together with tiles shed structure in respect of Premises No.361, Jogendra Gaden, 2. VINDHYA PROPERTIES & MANAGEMENT PVT. LTD, got property in Lot B, measuring 00 Cottah 14 Chittaks 00 Sq.ft. together with tiles shed structure in respect of Premises No.361, Jogendra Gaden, 3. ABHISHEK VYAPAR PVT. LTD. got property in Lot C, measuring 00 Cottah 14 Chittaks and 00 Sq.ft. together with tiles shed structure in respect of Premises No.361, Jogendra Gaden, and Lot D the land measuring 5 Cottahs 6 Chittaks and 00 Sq.ft. are jointly seized possessed by the aforesaid three company.

AND WHEREAS after mutation , the land area 5 Cottahs 6 Chittaks along with structure, being Premises No. 360, Jogendra Gardens, Kolkata-700078, were jointly seized, possessed and enjoyed by the aforesaid three Companies.

AND WHEREAS after such partition, the said companies separately mutated their companies' names by paying necessary Taxes in respect of their separate properties from the K.M.C. in the above mentioned premises and measurement respectively.

AND WHEREAS the present owners herein are the absolute sixteen annas joint owners of the schedule mentioned property and also decides to develop the said property by the Developer herein and agree to execute and register a Development Agreement in respect of the schedule mentioned property with certain terms and conditions herein hereunder written and to do and to make construction of a new building on the said land, the Land owners approached the party of the Developer herein to make construction of the new building as per building plan sanctioned by the K.M.C.at the cost of the Developer as well as specification annexed in the Third schedule hereto.

AND WHEREAS the present Developer herein being aware of such development work has approached to the Owners to develop the same under certain terms and conditions , as is appearing hereinafter.



AND WHEREAS the present Owners being agreed with the said proposal of the Developer has entered into this Agreement for Development under certain terms and conditions as mutually agreed.

AND WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:-

A. That the said property is free from all encumbrances, charges, lines, attachments, lispendences whatsoever or howsoever and that the same fully occupied by the owners in respect of the property mentioned in the "SCHEDULE-A".

B. That excepting the present Owners no one else heavenly right title interest claim, deemed whatsoever into or upon the said property.

C. That there is no notices of acquisition received or pending in respect of the said "SCHEDULE- A" below property or any portion thereof.

D. That the Owners have declared to the Developer that they have a good and marketable title in respect of the property situated thereon without any claim, right, title, interest of any person thereof therein and the Owners have absolutes right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified with regarded to the title and ownership of the Owners.

E. Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing:

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

ARTICLE-I : DEFINITIONS

- 1.1. OWNERS: Shall always mean 1.VINDHYA PROJECTS PVT. LTD., a Company incorporated under the Provisions of Companies Act. 1956 2.VINDHYA PROPERTIES & MANAGEMENT PVT. LTD., a Company incorporated under the Provisions of Companies act, 1956 3. ABHISHEK VYAPAR PVT. LTD., a Company incorporated under the Provisions of Companies act. 1956 represented by one of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge and their respective heirs. successors, legal representatives and assigns.
- 1.2. DEVELOPER: Shall always mean "ANIMESH NIRMAN LLP", a Partnership firm and include its heirs, successors, executors, successors, successors-in-office as the time being and assigns.
- 1.3. SAID PROPERTY: Shall mean the property ALL THAT piece and parcel of Bastu land measuring more or less 20 Cottahs 6 Cottals together with Tiled shed structure standing thereon, being Premises Nos. 358, 358/1, 359 & 360 Jogendra Garden, within P.S. Kasba, now within the Ward No. 107, of the Kolkata Municipal Corporation, Kolkata-700078, A.D.S.R. Sealdah, in the

District of South 24-Parganas, morefully described in the "SCHEDULE- A" hereunder written.

- 1.4. "VACANT LAND" shall mean the entire vacant land, in the said property, which will be surveyed, demarcated and segregated by the Developer .
- 1.5. NEW BUILDING(S) Shall mean and include the building(s) to be constructed in the said Vacant land as per the plan(s) to be sanctioned by the Kolkata Municipal Corporation.
- 1.6. "COMMON FACILITIES AND AMENITIES" shall mean and include stairways, passage ways, driveway, overhead water tank, water pump and motor, water supply system, drain, and sewerage and passage lights, vacant land and space etc.
- 1.7. "SALEABLE SPACE" shall mean in the new building(s) available for independent use and occupation after making due provisions for the Owners' allocation and for common facilities and the space required thereof.
- 1.8. "UNIT" shall mean the flats, car parking space and/or spaces in the building(s) intended to be built and/or constructed area capable of being occupied by the transferee.
- 1.9. "OWNERS' ALLOCATION" shall mean total 40% (Forty percent) area of the sanctioned of the new proposed buildings /projects and non-refundable sum of Rs. 1,00,000/-(Rupees one lakh) only at the time of this Development Agreement.

- 1.10. "DEVELOPER'S ALLOCATION" shall mean 60% (Sixty percent) area of the sanctioned of the new buildings/projects.
- 1.11. "BUILDING PLAN": would mean such plan of plan(s) prepared by the Architect for the construction of the new building(s)/project(s) and sanctioned by the Kolkata Municipal Corporation and /or any other such competent authorities as the case may be.
- 1.12. TRANSFEROR: with its grammatical variation shall include transfer by possession and by way other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.
- 1.13. TRANSFeree: shall mean a person, firm, limited, company, association of persons to whom any space in the building has been transferred.
- 1.14. ARCHITECT: shall mean such person or persons who may be appointed by the Developer for designing and planning the new building(s)/Project(s).
- 1.15. WORDS : shall mean importing masculine gender shall include feminine and neuter genders likewise words importing feminine gender shall include masculine and neuter gender and similarly words importing neuter gender shall include masculine and feminine genders.
- 1.16. WORDS: shall mean importing singular shall include plural vice versa.

ARTICLE-II-COMMENCEMENT

2.1. The agreement shall deem to have commenced with effect from the date of execution and registration of these presents.

ARTICLE-III-OWNERS' RIGHT & REPRESENTATION

- 3.1. Owners are absolutely in possession of and/or well and sufficiently entitled to other said property and have a good and marketable title of the said property.
- 3.2. No one other than the Owners have any claims, rights, title, and/or demand over and in respect of the said property and/or any portion thereof.
- 3.3. The said Property is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions, whatsoever or whatsoever.
- 3.4. There is no excess vacant land at the said property within the meaning of the urban land (Ceiling & Regulations) act.
- 3.5. The Owner(s) hereby undertake and confirm that the owner(s) will not do any act, deed or thing whereby the Developer are prevented from enjoying, selling, assigning and/or disposing of the Developer's allocation in the new building(s).

ARTICLE IV DEVELOPER'S RIGHT

- 4.1. The Owners hereby grants, subject to what has been hereunder provide exclusive right to the Developer to build upon the said premises and to construct the new building thereon strictly in accordance with the sanctioned plan.
- 4.2. All the application, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's cost and expenses and the Developer shall pay and bear all fees, including architect's

4.3 The Developer will be responsible to arrange the investment towards the construction of the entire proposed building including all fees, charges and expenses for plans, and other papers and documents and for the purpose to obtain necessary sanction from the appropriate authority and for demolishing the said premises.

4.4. Nothing in these presents shall be constructed as assignment or conveyance in law by the owners of the said premises or any part thereof to the Developer as creating any right title or interest in respect of the Developer.

4.5. The Developer can enter into agreement for sale, transfer, lease, rent or in any way deal with Developer's allocation, receive money and issue valid money receipt for the same.

4.6. If any modification is being required by Developer to be made in the building plan(s) the same shall be done by the Developer at their own cost and the Developer shall also pay all fees including Architect's fees, all Municipal fees, charges and other expenses to be incurred for the same but If any modification is being required by owner then all related cost will be borne by the owner including Architect's fees, all Municipal fees, charges and other expenses to be incurred for the same.—

4.7. The Sales Tax and any other Tax will be paid by the Developer in respect of the said property during the period of Development of the Property .

4.8. The Developer hereby undertake and confirm that the Developer will not do any act, deed or thing whereby the owner is prevented from enjoying, selling, assigning and/or disposing of the Owners' allocation in the new building.

ARTICLE-V- CONSIDERATION

In consideration of the owner having agreed to permit the Developer to commercially exploit the said vacant land by constructing new building in accordance with the sanctioned plan.

- 5.1. The Developer will measure, survey, develop, segregate or partition the Said Vacant land from the Said property and prepare all necessary documents, Architectural plan, structural design etc. and will bear all expenses for the above purpose.
- 5.2. The Developer will submit the plan in the name of the owner to the Kolkata Municipal Corporation and/or any other concern authority and obtain sanction from them and will bear al expenses for the above purpose.
- 5.3. The Developer shall erect, construct and complete of the proposed new building, more fully and particularly described in the schedule "A" hereunder written and all cost, charges and expenses shall be paid, borne and discharged by the Developer.

ARTICLE - VI-GENERAL TERMS AND CONDITIONS

- 6.1. The Developer hereby undertakes to construct and complete the new building along with all necessary features and connections like Sewer Connection to the Sewer Network and others, as required by the sanctioning authority, at the said property/premises within a period of ~~24~~²⁴..... months (Twenty four months) from the date of obtaining both, 1) vacant possession of the said Property/premises 2) sanctioned plans from the concern sanctioning authority by the Developer.

- 6.2. The brief specification of fixtures and fittings to be provided by the Developer in each of the flats of the owners' allocation shall be included.
- 6.3. The developer shall, on completion of the new building first put the owner in undisputed possession as mentioned in the schedule "B" together with absolute right, title and interest over the owners' allocation together with all rights herein including rights in common to the common portion.
- 6.4. The Developer shall be exclusively entitled to Developer's allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
- 6.5. The Owners shall be exclusively entitled to owners' allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the owners' allocation.
- 6.6. The Owners shall execute the deed of conveyance(s) in respect of the undivided proportionate share of the land which comes under Developer's allocation in favour of the Developer and/or their nominee or nominees at the time of taking possession of the owners' allocation and all costs to be borne by the Developer and/or their nominee or nominees in such part or parts as shall be required by the Developer.
- 6.7. The Owners will not pay any taxes, fees or bear expenses for the said land and/or premises or development of the land and/or premises from this date

i.e. the date of signing this agreement. However any tax, fees due prior to the date of agreement have to be paid by the owners.

- 6.8. As soon as the new building is completed the Developer shall give written notice to the owners, requesting the owners to take possession of the owners' allocation in the new building and owner shall take possession of owners' allocation in the new building and owner shall take possession of owners' allocation without any delay.
- 6.9. After possession is made over to the owner, the owner shall not be entitled to claim any amount on account of loss or damages or otherwise from the Developer on account of workmanship or otherwise nor shall the owners claim any abatement or any kind of deduction for not providing any of the amenities mentioned in this agreement or on the basis of any representation made by the Developer.
- 6.10. The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building.
- 6.11. As soon as the new Building is completed the Developer shall apply for completion certificate to the concern authority.

ARTICLE VII COMMON RESTRICTION

The Owners' and Developer's allocations in the new building shall be subject to the same restriction on transfer and use in the new building intended for common benefits and comfortable living all occupiers of the new building which shall include the following:-

- 7.1. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any

structural alteration therein without the prior consent of the other in this behalf, after taking possession of the flats.

7.2. Neither party shall transfer or permit to transfer their respective allocation or any portion thereof unless such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

7.3. The respective allottees shall not cause any damages to the new building or any other space or accommodation therein.

ARTICLE - VIII OWNERS'S OBLIGATIONS

8.1. The Owners hereby agrees and covenants with the Developer not to cause any interference of hindrance in the construction of the said new building at the vacant land by the Developer.

8.2. The Owners hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portions.

8.3. The Owners hereby agrees and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said property or any portion hereof without the consent in writing of the Developer from the date of development agreement to the date of signing the deed of conveyance of the Developer's allocated portion in the name of the Developer and or there nominee or nominees as required by the Developer.

8.4 And the Owners will be responsible to obtain and provide Income Tax or others tax clearance if any required as per Indian Law to sign the deed of conveyance.

ARTICLE - VIII A DEVELOPER'S OBLIGATIONS.

8a.1. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from selling, assigning and/or disposing of any of the Owners' allocated portions.

8a.2. The Developers hereby agrees and covenants with the Owners not to let out, grant lease, mortgage and/or charge the said property or any portion hereof from the date of development agreement to the date of signing the deed of conveyance of the owners' allocated portion in the name of the Developer's and or there nominee or nominees as required by the Developer.

8a.3. The Developer shall comply with all Rules & Regulations of the Corporation/ Municipality /Government / any other competent authority which are required for the construction, of the building(s) and the owner shall in no way be held responsible for any infringement of law done by the Developer while constructing the building(s)

8a.4. As from the date of possession of the said building(s) Developers and/or their transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes, if any payable in respect of their respective spaces.

- 8a.5. All costs of construction of the owner allocation shall be borne and paid by the Developer and such part of consideration shall be and be deemed to be the price/cost/consideration of the proportionate share of the land comprised in the said property.
- 8a.6. The owner shall become entitled to deal with the owner's allocation in such manner as the owner may deem fit and prefer, but not inconsistent with the terms and conditions contained herein and as be adopted by the developers for user and maintenance of the Developer's allocation as from the date of delivery of possession to the owners and for that the Developer's shall sign and execute all papers and documents as be required by the owner's .
- 8a.7. Any notice required to be given by any party on the other shall without prejudice to any mode of service available be deemed to have been served on the other if delivered by hand or sent by prepared registered post with A/D to the addresses mentioned above.
- 8a.8. It is mentioned here that in case any untoward / adverse situation act of using of materials or/so the on us will be on developers only and further that in case any unto ward/adverse incident arising out of use of bad materials or workmanship on the construction of the building the entire onus liability will be on developers only.
- 8a.9. Arising any labour problem, material problems, and other problems to construct the proposed building on the said premises , the all liabilities and expenses shall be borne by the Developer.

ARTICLE-IX OWNERS' INDEMNITY

- 9.1. Owners hereby undertake and indemnify that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without any interference.
- 9.2. Owners further undertake to keep the Developer indemnified against all third party claims and actions arising out of any sort of act or commission of the owners.

ARTICLE X DEVELOPER'S INDEMNITY

- 10.1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said new building.

ARTICLE - XI-MISCELLANEOUS

- 11.1. The owners and the Developers have entered into this agreement purely as contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constituted as an association of persons.
- 11.2. It is understood that from time to time to facilitate the construction of the new building by the Developer various deeds, matters, and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specified provisions may not have been mentioned herein,

the owners hereby undertakes to do all such acts, deed, matters and things that may be reasonably required to be done in the matter and the owners shall sign and execute all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate construction of the new building provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the owners and/or go against the spirit of this Agreement. All expenses for such documentation and incidental expenses for making such documentation shall be borne by the Developer.

11.3. The owners will give a power of attorney to the Developer as and when asked by the Developer to sign and execute all other deed(s) deeds of conveyance(s) instrument(s) and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as maybe required for fully and effectually conveying the said Developer's Allocation as It could do itself, They personally present. To present any such conveyance or conveyances in respect of the said Developer's Allocation for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said Developer's Allocation to the purchasers as fully and effectually in all respects as thy could do the same ourselves.

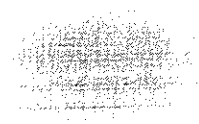
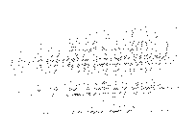
11.4. Owners will bring their own electric meter at their own cost.

11.5. While dealing with and/or entering into any agreements and /or dealing with commitments relating to the Developers allocated portion (as defined herein after) or any part hereof, the developer shall fully comply with,

observe, fulfill and perform the requirements under the law and while incorporating and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the owners shall not be responsible or liable for any commitments that may be made by the Developer.

11.6. In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and or /damage to any person or persons or property of or any loss of life, the Developer shall be liable and responsible for the same and the consequences arising therefore in all respect and shall all point of time keep the owners indemnified for the same and all consequences. It is specifically agreed and understood that the owner shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations damages, or any proceedings if initiated by any person(s) and/or any authority relating to and/or out of erection, construction or completion of the said newly proposed building or any part thereof. All action, proceedings and consequences arising there from shall be attended to, defended, prosecuted, and complied with and faced by the Developer at their own cost and expenses and keep the owner indemnified from all any loss, damages, costs and consequences, suffered or incurred there from. The owner shall not be responsible for any damage, loss actionable nuisance.

11.7. Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged deputed appointed or required for creation, construction and completion of the building shall be regarded as the Developer's



employees or workman and the owners shall have no concern with them and not be responsible or liable for meeting any obligations in any matter whatsoever.

11.8. The Developer shall be solely responsible for and make all payments, wages, dues, contributions, entitlements, contractual and/or statutory, obligations, and requirements, of the workmen, supervisors, workers, labours, employees, architects, and others, by whatever name called or described, appointed, deputed, or engaged or required, or put on site for erection, construction, and completion of the said newly proposed building and every part thereof and the owners shall under no circumstances be deemed to be the employer and no responsibility and/ or liability will shift upon them and the Developer shall keep the owners indemnified from all or any claim, demands, payments, costs and consequences suffered or incurred therefrom.

11.9. The Owners shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection, construction and completion of the building or any part thereof.

11.10. The Developer shall be duty bound to complete the building in all respect including water and sewerage connection as well as common areas and facilities and make the same fully habitable for the user.

ARTICLE XII FORCE MAJEURE.

12.1. The parties hereto shall not be considered to be liable for any obligations, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force measure and shall be suspended from the obligation during the duration of the force majeure. Force Majeure

shall mean flood, earthquake, riot war, storm, tempest, civil commotion.
beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of entire Bastu 20 Cottahs and 6 Chittaks with Kancha structure, measuring 400 Sq.ft., land measuring 5 Cottahs in respect of Premises No.358, Jogendra Gaden, land measuring 5 Cottahs in respect of Premises No. 358/1, Jogendra Gaden, land measuring 5 Cottahs 6 Chittaks in respect of Premises No.359, Jogendra Gaden, land area 5 Cottahs 6 Chittaks 00 Sq.ft. in respect of Premises No. 360, Jogendra Garden, being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto and the same is butted and bounded as follows :-

- ON THE NORTH: Pre. No. 719, Jogendra Garden,
- ON THE SOUTH: Pre. Nos. 361 & P-98, Jogendra Garden,
- ON THE EAST : Pre. Nos. 772, 730 & 101, Jogendra Garden,
- ON THE WEST : K.M.C. Road,

SECOND SCHEDULE ABOVE REFERRED

{VINDHYA PROJECTS PRIVATE LIMITED}

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.358, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto .

THIRD SCHEDULE ABOVE REFERRED**{VINDHYA PROPERTIES & MANAGEMENT PVT. LTD}**

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.358/1, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

FOURTH SCHEDULE ABOVE REFERRED**{ABHISHEK VYAPAR PVT LTD }**

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.359, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

THE FIFTH SCHEDULE ABOVE REFERRED TO**{VINDHYA PROJECTS PRIVATE LIMITED}****{VINDHYA PROPERTIES & MANAGEMENT PVT. LTD}****{ABHISHEK VYAPAR PVT LTD }**

ALL THAT piece and parcel of entire Bastu 5 Cottahs and 6 Chittaks with Kancha structure, in respect of Premises No. 360, Jogendra Garden, being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

(OWNERS' ALLOCATION)

After completion of the said Multistoried building, the Developer shall hand over :-

- a) **ALL THAT** 40% (Forty percent) of the sanctioned flat area in the new building.
- b) Rupees One Lakh paid by the Developer to the owners at the time of signing of the said Development Agreement.

DEVELOPER'S ALLOCATION

ALL THAT the 60% (Sixty percent) area of the sanctioned of the new buildings/projects in respect of the above mentioned premises.

(DESCRIPTION OF THE SPECIFICATION)

- 1. **Structure:** R.C.C. Brick Built structure.
- 2. **Walls finishing paint on external walls:-** Smooth plastered walls with Wall Putty on internal walls and Weather Coat paint on external walls.
- 3. **Doors & Windows:-** Commercial ply flush doors and Aluminum windows with Powder Coating.
- 4. **Flooring:-** All floor will be of Vitrified Tiles.
- 5. **Kitchen:-** Working Gas Table 20" inch wide along one side of the wall Granite stone on the top of the cooking counter and with attached sink, 36 inches high dado with glazed tiles over kitchen counter & other branded fixture.
- 6. **Toilet :-** Concealed PVC branded pipe line with branded white porcelain wash basin, commode, C.P. Fixtures, dado made of glaze Tiles up to Door Height .
- 7. **Balcony:-** Railing up to 1 Meter Height.

8 **Electrical Fittings:-**

- A) **Living-cum-dining** :- a) 1 ceiling fan point, 3 Nos. wall mounted lights point, 1 No. 15 Amps plug point 2 No. 5 Amps plug point and one A.C. Point,
- B) **Bed Room** : - b)1 Ceiling fan point 3 Nos. wall mounted light point, 1 Plug point 5 Amps, 1 A.C. Point.
- C) **Toilet:** c) 1 Wall mounted light point 1 Plug Point , one Gezer Point, Exhaust Fan Point .
- D) **Kitchen:** d) 1 light point and Two 5 amp plug points, Exhaust point, Two 15 Amp Plug point,
- E) **Balcony:** 1 light point.
- F) **Door Bell Point,**
- G) **Lift facility.**

- 9. **Stair:-** Railings, Kota stone or Marble.
- 10. **Lift Lobby-** Marble or Granite Flooring
- 11. **Intercom:-** in each apartments.
- 12. **C.C. T.V.**
- 13. **Cable Point.**
- 14. **Service Yard,** Railing up to 1 meter Height.
- 15. **Roof-Leak** roof water treatment.
- 16. **Drainage, Septic Tank, common drains and septic Tank to be provided.**

N.B. All other works beyond work schedule will be treated as extra work.

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

WITNESSES :-

1. Abhishek Agarwal
21F, GARCHA FIRST LANE
KOLKATA - 700019

VINDHYA PROJECTS PVT. LTD.
Jeni Jagannath
Director

2. Pralim Jyoti
alipore police Cant
Kolkata - 27

VINDHYA PROPERTIES & MANAGEMENT (P) LTD.
Jeni Jagannath
Director

VINDHYA PROJECTS PVT. LTD.
Jeni Jagannath
Director

Signature of the Owners

ANIMESH NIRMAN LLP
Jeni Jagannath
Partner

Signature of the Developer

ANIMESH NIRMAN LLP
Manta Agarwal
Partner

ANIMESH NIRMAN LLP

[Faint signature]

- 28 -

RECEIVED of and from the above mentioned Developer the mentioned sum of Rs. 1,00,000/- (Rupees One lakh) only paid by the Developer to the owners as per memo below:-

MEMO OF CONSIDERATION

Paid by Rs. 1,00,000/-

(Rupees One lakh) only.

WITNESSES:-

1. Amitesh Aggarwal
2/F, GARCHA FIRST LANE
KOLKATA-700019

VINDHYA PROPERTIES PVT. LTD.
Sanjay Aggarwal
Director

2. Pralim Jay
Alipore Police Court
Kolkata-27.

VINDHYA PROPERTIES & MANAGEMENT (P) LTD.
Sanjay Aggarwal
Director

Drafted by me:-

SHRI V. V. V. Private Ltd.
Sanjay Aggarwal
Director

SIGNATURE OF THE OWNERS:

~~DRAFTED BY:-~~
~~Pralim Jay~~

Amitesh Ray

W.P. 236 / 1984

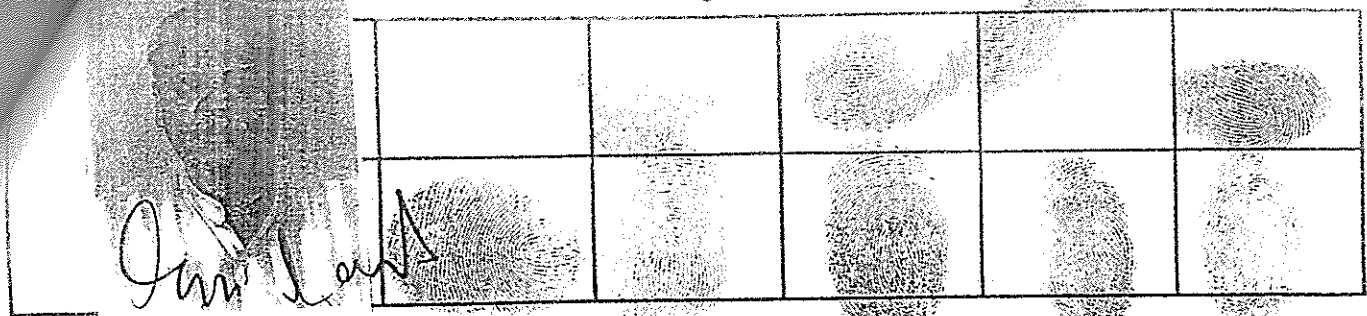
Tapas Kumar Santra.

Advocate

Alipore Police Court,
Kolkata-700027.

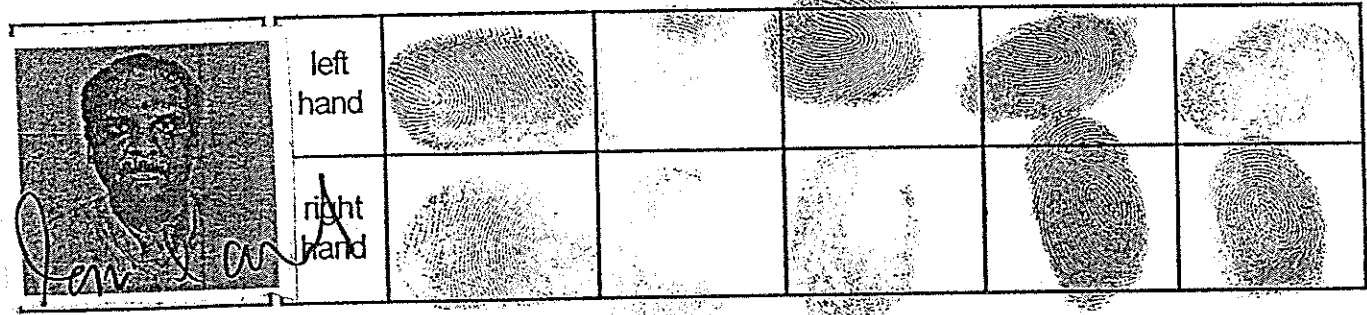
Alipore Police Court

Thumb 1st finger Middle Finger Ring Finger Small Finger



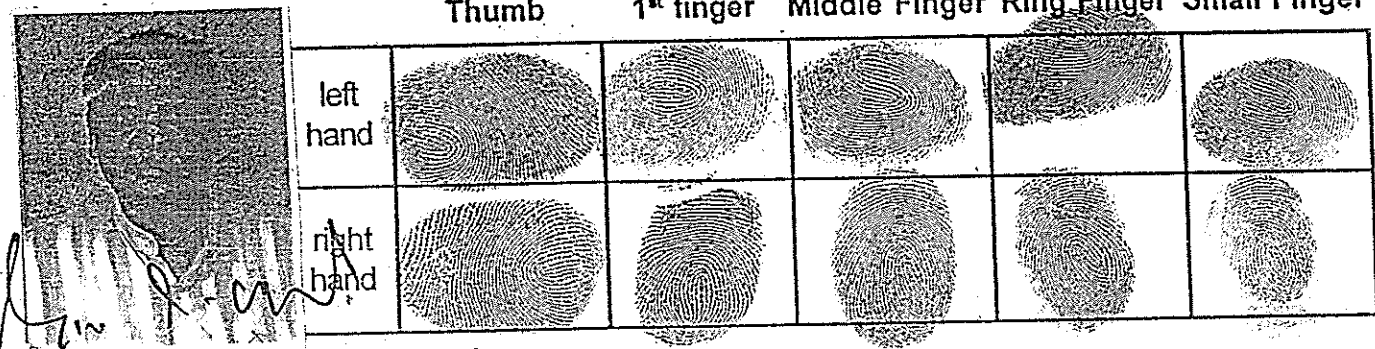
Name
Signature *Jari S. Sagan*

Thumb 1st finger Middle Finger Ring Finger Small Finger



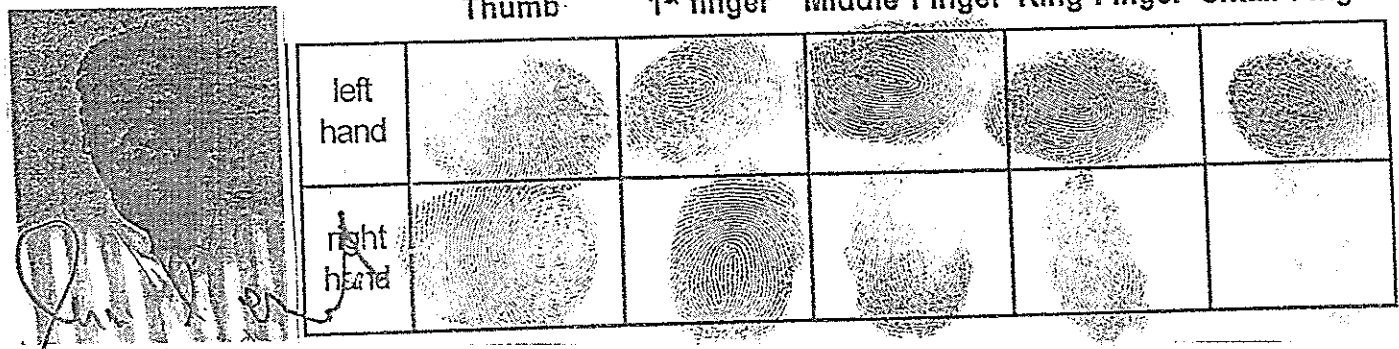
Name
Signature *Jari S. Sagan*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name
Signature *Jari S. Sagan*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name
Signature *Jari S. Sagan*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Marta Aguel*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature



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

GRN : 19-201617-002368271-2 Payment Mode : Counter Payment
GRN Date : 20/09/2016 12:47:52 Bank : HDFC Bank
BRN : 61612 BRN Date : 21/09/2016 19:48:38

DEPOSITOR'S DETAILS

Id No. : 16031000345369/4/2016
[Query No./Query Year]

Name : ANIMESH NIRMAN LLP
Contact No. : Mobile No. : +91 9830472908
E-mail :
Address : Stand Road
Applicant Name : Mr PRABIR DEY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale Development Agreement or Construction agreement
Payment No. 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount(₹)
1	16031000345369/4/2016	Property Registration-Stamp duty	0030-02-103-003-02	75021
2	16031000345369/4/2016	Property Registration-Registration Fees	0030-03-104-001-16	1142

Total 76163

In Words : Rupees Seventy Six Thousand One Hundred Sixty Three only

Major Information of the Deed

Deed No.:	I-1603-04670/2016	Date of Registration	9/27/2016 12:30:07 PM
Query No./Year	1603-1000345369/2016	Office where deed is registered	
Query Date	19/09/2016 12:45:47 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRABIR DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9239167495, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 5,43,07,320/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,071/- (Article:48(g))	Rs. 1,142/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 358

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 358/1

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L2			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 359

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L3			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 360

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L4			Bastu		5 Katha 6 Chatak	1/-	1,42,94,814/-	Property is on Road
Grand Total :					33.6188Dec	4/-	541,87,320/-	



Payment Mode: Counter Payment

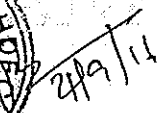

GRN : 192016170023682712 Bank Ref No. : 61612
 GRN Date : 20-Sep-2016 Transaction Date with Time : 21-09-2016 13:35 PM

Depositor ID : 16031000345369/4/2016
 Depositor Name : ANIMESH NIRMAN LLP

PAYMENT DETAILS

Sl. No.	Bank of Payment	Amount
1	00300210300302	75021.00
2	00300310400116	1142.00

Total Amount Paid : 76163.00

Signature of Bank Official : 
 Date : 

(NOTE: This computer generated e-Challan Receipt should be signed by the bank official with bank stamp and then handed over to the depositor. This will be a valid e-Challan Receipt for submission to the department)

End Of Document

Structure Details :

Sl. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L3	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	4 /-	1,20,000 /-	

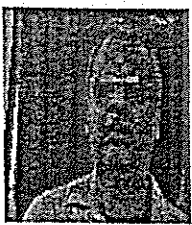

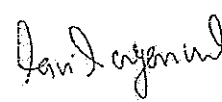
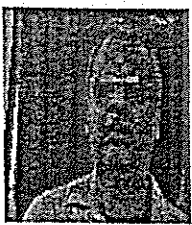

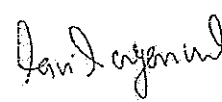
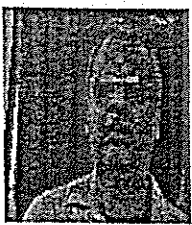

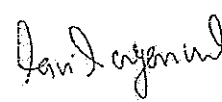


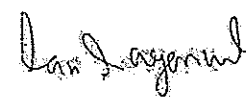


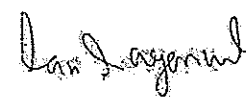


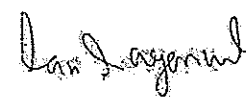


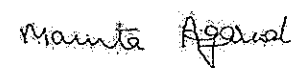


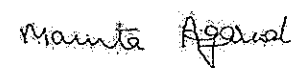


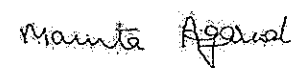
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	VINDHYA PROJECTS PVT LTD 12 B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAACV9034C, Status :Organization, Executed by: Representative
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD 40/1, Pr Anwar Shah Road, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AACCV7148M, Status :Organization, Executed by: Representative
3	ABHISHEK VYAPAR PVT LTD 12B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AACCA2387D, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	ANIMESH NIRMAN LLP 40/1 STAND RD, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAZFA8398M, Status :Organization

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ravi Shankar Agarwal Son of Late Rajendra Kumar Agarwal Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 27 2016 2:22PM</td> <td>LTI Sep 27 2016 2:23PM</td> <td>Sep 27 2016 2:23PM</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Ravi Shankar Agarwal Son of Late Rajendra Kumar Agarwal Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office				Sep 27 2016 2:22PM	LTI Sep 27 2016 2:23PM	Sep 27 2016 2:23PM
	Name	Photo	Finger Print	Signature								
	Shri Ravi Shankar Agarwal Son of Late Rajendra Kumar Agarwal Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office											
Sep 27 2016 2:22PM	LTI Sep 27 2016 2:23PM	Sep 27 2016 2:23PM										
12 B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6637N, Status : Representative, Representative of : VINDHYA PROJECTS PVT LTD (as DIRECTOR), VINDHYA PROPERTIES AND MANAGEMENT PVT LTD (as DIRECTOR), ABHISHEK VYAPAR PVT LTD (as DIRECTOR)												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RAVI SHANKAR AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 27 2016 2:22PM</td> <td>LTI Sep 27 2016 2:22PM</td> <td>Sep 27 2016 2:23PM</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RAVI SHANKAR AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office				Sep 27 2016 2:22PM	LTI Sep 27 2016 2:22PM	Sep 27 2016 2:23PM
	Name	Photo	Finger Print	Signature								
	Shri RAVI SHANKAR AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office											
Sep 27 2016 2:22PM	LTI Sep 27 2016 2:22PM	Sep 27 2016 2:23PM										
12 B RAJA BASANTA ROY RD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6637N, Status : Representative, Representative of : ANIMESH NIRMAN LLP (as PARTNER)												
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> MAMTA AGARWAL Wife of RAVI SHANKAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 27 2016 2:19PM</td> <td>LTI Sep 27 2016 2:19PM</td> <td>Sep 27 2016 2:20PM</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	MAMTA AGARWAL Wife of RAVI SHANKAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office				Sep 27 2016 2:19PM	LTI Sep 27 2016 2:19PM	Sep 27 2016 2:20PM
	Name	Photo	Finger Print	Signature								
	MAMTA AGARWAL Wife of RAVI SHANKAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office											
Sep 27 2016 2:19PM	LTI Sep 27 2016 2:19PM	Sep 27 2016 2:20PM										
12 B, Raja Basanta Roy Road, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPA8800D, Status : Representative, Representative of : ANIMESH NIRMAN LLP (as PARTNER)												

Identifier Details :

Name & address
Mr PRABIR DEY Son of Late H DEY A P COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Ravi Shankar Agarwal, Shri RAVI SHANKAR AGARWAL, MAMTA AGARWAL

27/09/2016

16/09/16

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft

Endorsement For Deed Number : I - 160304670 / 2016

On 19-09-2016

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 5,43,07,320/-



Md Shadman
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 27-09-2016

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.

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

Admitted for registration at 12:26 hrs on 27-09-2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RAVI SHANKAR AGARWAL ,

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

Execution is admitted on 27-09-2016 by Shri Ravi Shankar Agarwal, DIRECTOR, VINDHYA PROJECTS PVT LTD, 12 B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026; DIRECTOR, VINDHYA PROPERTIES AND MANAGEMENT PVT LTD, 40/1, Pr Anwar Shah Road, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033; DIRECTOR, ABHISHEK VYAPAR PVT LTD, 12B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr PRABIR DEY, , , Son of Late H DEY, A P COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-09-2016 by Shri RAVI SHANKAR AGARWAL, PARTNER, ANIMESH NIRMAN LLP, 40/1 STAND RD, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr PRABIR DEY, , , Son of Late H DEY, A P COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-09-2016 by MAMTA AGARWAL, PARTNER, ANIMESH NIRMAN LLP, 40/1 STAND RD, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr PRABIR DEY, , , Son of Late H DEY, A P COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,142/- (B = Rs 1,089/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,142/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2016 7:48PM with Govt. Ref. No: 192016170023682712 on 20-09-2016, Amount Rs: 1,142/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 61612 on 21-09-2016, 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 50/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 730758, Amount: Rs.50/-, Date of Purchase: 20/09/2016, Vendor name: S K Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2016 7:48PM with Govt. Ref. No: 192016170023682712 on 20-09-2016, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 61612 on 21-09-2016, Head of Account 0030-02-103-003-02

Utpal Kumar Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Statement of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2016, Page from 139674 to 139712
Deed No 160304670 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.29 12:47:25 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 29/09/2016 12:47:25
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)