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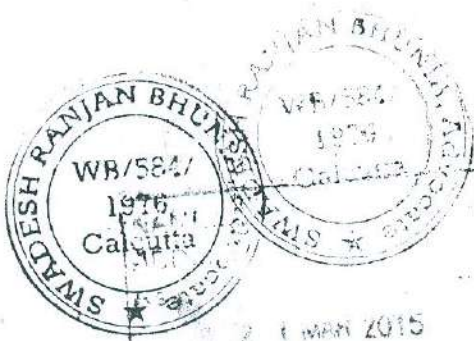
Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

X

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

06 OCT 2015

THIS AGREEMENT made this 30th day of March, 2015  
BETWEEN (1) ESQUIRE VANIJYA PRIVATE LIMITED, PAN No.  
AABCE7848L, a company, incorporated under the Companies Act, 1956 and

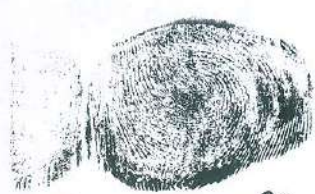


352507

21 MAR 2015  
S. K. JEE  
Vendor  
Court  
A. S. Road, Kol-1

21 MAR 2015  
~~27 MAR 2015~~

Syhamu



13362

Syhamu



13363

[Signature]



Additional District Sub-Station  
Rajarat, New Town, North 24 Parganas

24 SEP 2015

24 SEP 2015

Dr. J.C. Das  
Post Office  
Attache

having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700 136, (2) **BAVICON VANIJYA PRIVATE LIMITED**, PAN No. AADCB8955D, a company, incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, (3) **GEET VINMAY PRIVATE LIMITED**, PAN No. AAECG0629C, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, (4) **GLITTERS VINCOM PRIVATE LIMITED**, PAN No. AAECG0031A, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, and (5) **KAMAL DEALMARK PRIVATE LIMITED**, PAN No. AAECK1336N, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, all represented by their common Authorised Signatory **(Mr.) Vikas Diwan**, (PAN NO: ADPPD2790L) son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027, hereinafter collectively referred to as “the **OWNERS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective successors-in-interest and/or assigns) of the **ONE PART** ;

**AND**

**DISPLAY VINIMAY PRIVATE LIMITED**, PAN No. AACCD3498G, a Company, incorporated under the Companies Act 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata, West Bengal- 700 136, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, (PAN NO. ABAPL2214N) son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, 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 successors-in-interest and/or and assigns) of the **OTHER PART** :

having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700 136, (2) **BAVISCON VANIJYA PRIVATE LIMITED**, PAN No. AADCB8955D, a company, incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, (3) **GEET VINMAY PRIVATE LIMITED**, PAN No. AAECG0629C, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, (4) **GLITTERS VINCOM PRIVATE LIMITED**, PAN No. AAECG0031A, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, and (5) **KAMAL DEALMARK PRIVATE LIMITED**, PAN No. AAECK1336N, a company incorporated under the Companies Act, 1956 and having its Registered Office at Green Vista, Atghara, Rajarhat Main Road, Chinar Park, Kolkata, West Bengal- 700136, all represented by their common Authorised Signatory **(Mr.) Vikas Diwan**, (ABPPD2790L) son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027, hereinafter collectively referred to as "the **OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective successors-in-interest and/or assigns) of the **ONE PART**;

AND

**DISPLAY VINIMAY PRIVATE LIMITED**, PAN No. AACCD3498G, a Company, incorporated under the Companies Act 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata, West Bengal- 700 136, represented by its Authorised Signatory **(Mr.) Sunil Kumar** (ABAPL2214N) **Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, 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 successors-in-interest and/or and assigns) of the **OTHER PART** :

P.S.  
P.O.

P.S.  
P.O.

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**WHEREAS :**

- A. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
- (i) **PREMISES / SAID PREMISES** shall mean **All That** the piece and parcel of the land containing an area of 28.2739 (Twenty Eight point Two Seven Three Nine) Decimal, more or less, lying and situated at Mouza- Atghara, J.L. No. 10, comprised in various Dags, recorded in various Khatians, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat, District- North 24-Parganas, more fully and particularly mentioned and described in the **First Schedule** hereunder written.
- (ii) **BUILDING/S OR NEW BUILDING/S** shall mean the New Building or Buildings, including but not limited to appurtenances thereto, proposed to be constructed at the said Premises.
- B. The Owners hereto are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the said Premises, each having specified independent and distinct undivided share therein.
- C. The Developer has approached the Owners for development of the said Premises by construction of the New Buildings thereon and the Owners have agreed to grant the development rights to develop the said Premises to the Developer in the manner contained in this Agreement, with the main crux being that the Developer shall develop the said Premises by way of construction of New Buildings thereon at its own costs and expenses, with the Developer having all development and transfer rights, and the revenues arising from sale

and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned.

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

1. The Owners do and each of them doth hereby appoint the Developer as developer of the said Premises, with the Developer having all development and transfer rights, with right to execute the project at the said Premises and the Developer hereby accepts the said appointment by the Owners .
  - 1.1 The rights granted to the Developer to develop the said Premises shall not be revoked by the Owners so long the Developer is not in express default of its obligations hereunder, without prejudice to the rights of the Developer to rectify the defaults, if any, within a reasonable period of time after receiving prior notice in writing from the Owners informing the Developer of the nature of the default and suggested remedial measures to be taken.
2. With effect from the date hereof, the Developer shall be at liberty to and duly authorised and empowered to pursue the matters with regard to revalidation/modification/alteration etc., of the Sanctioned Plan and construction, development and commercial exploitation of the said Premises at its own costs and expenses and to own use hold possess (merely as a permissive licensee for the purpose of construction and development) enjoy sell convey lease transfer deal with and/or otherwise dispose of the same and/or agree to do so in such manner and on such terms and conditions as the Developer may in its absolute discretion deem fit and proper and appropriate all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Owners

And the Developer shall provide to the Owners certain share of revenue / sale proceeds realized from sale and transfer of Saleable Areas in the New Building/s and the said Premises as hereinafter contained.

3. The **Owners** shall be entitled to **17.5%** (Seventeen point Five percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Premises. The share of each owner in the aforesaid revenue shall be in proportion to their land comprised in the said Premises.
4. The **Developer** shall be entitled to the remaining **82.5%** ( Eighty Two point Five percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Premises.
5. It is expressly agreed, understood and clarified that all sales and transfers of Saleable Areas, by whatever methodology adopted by the Developer, will be effected by and through the Developer alone and all revenues (sale proceeds) will be collected by the Developer and distributed to the Owners in the manner herein stated.
- 5.1 It is further expressly agreed understood and clarified that on or before the execution of this document, the Developer has already entered into any agreement or arrangement with the owners / occupiers / developers of adjoining / nearby properties on such terms as be agreed by and between the Developer and the owners / occupiers / developers of such adjoining properties. Therefore, such additional land along with the land comprised in the said Premises (hereinafter for the sake of brevity referred to as the "**Enlarged Property Under Development**") shall increase the scope and ambit of the development herein envisaged which shall stand increased to that

extent without however in any manner curtailing and/or infringing on or enhancing / increasing the entitlements of the Owners herein, which entitlements of the Owners herein shall remain unchanged and the additional constructed areas and other benefits and rights available / allowable due to such additional land being available for development shall be shared by and between the Developer and the owners / occupiers / developers of such adjoining properties and the Owners shall have no concern therewith. It is clarified that the scope and ambit of the development herein envisaged is increased as aforesaid, the allocation / entitlement of the Developer and the Owners under this Development Agreement in the total building/s to be constructed on the development herein envisaged, shall be equivalent to the proportion of the said Premises to the Enlarged Property Under Development.

6. The revenues (sale proceeds) realised from sale and transfer of Saleable Areas shall be received in the name of the Developer and thereafter the Developer shall distribute the Owners' Share of Revenue to them. The Owners' Share of Revenue shall accrue to the Owners after completion of construction and issuance of completion certificate by the authorities concerned.
7. For the purpose of this Agreement, the expression "Revenues / Sale Proceeds" shall mean all amounts received from the sale and/or transfer of Saleable Areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:
  - a) Statutory realisation, including but not limited to Service Tax, Works Contract Sale Tax, Cess leviable under labour laws, etc.;



- b) Stamp duty and registration fee, if collected from the prospective purchasers / transferees;
- c) Cost of extra work carried out exclusively at the instance of prospective purchasers / transferees, which shall be received in entirety by Developer exclusively;
- d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers / transferees beyond the specified specification, which shall be received in entirety by Developer exclusively;
- e) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from purchasers / transferees or for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by Developer exclusively;
- f) Realisation of interest from transferees of Saleable Areas or else;
- g) Amounts received from purchasers / transferees on account of or as extras on account of Club Charges, generator, transformer and other installations and facilities, legal charges, development or other fee / charges and also those received as deposits / advances against rates and taxes, maintenance charges etc. which shall be received in entirety by Developer exclusively.

8. With the object and intent that the development and construction at the said Premises and sale and transfer of Saleable Areas is carried out smoothly by the Developer, and to avoid undue delay and indecisiveness of the Owners, it has been mutually been agreed inter se amongst the Parties as follows:

- (i) That the Developer shall be solely and absolutely entitled and duly authorised to look after, manage, control and complete the work of development and construction at the said Premises and do all acts deeds and things as may be required thereof without any further reference to the Owners and the consent of the Owners shall be deemed to have been given by these presents itself.
  - (ii) That all Saleable Areas and other spaces areas rights and benefits within the said Premises shall be sold to the prospective purchasers / transferees by the Developer and the sale consideration received from the same shall be shared in the manner hereinbefore mentioned. The Developer shall be entitled to sign execute deliver and register all agreements deeds documents papers writings instruments in connection therewith and also in connection with all matters pertaining to development construction sale transfer etc. envisaged in this agreement.
  - (iii) That all finance required for development and construction at the said Premises shall be incurred by the Developer and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.
9. For all or any of the purposes mentioned in this agreement, the Owners do and each of them doth hereby irrevocably appoint authorize nominate constitute and empower the Developer as their true and lawful agent and attorney and in case any further powers or authorities are required by the Developer for the purposes aforesaid, the Owners agree to grant such powers and authorities as may from time to time be required by Developer.

- 9.1 Further, as and when required by the Developer, the Owners shall from time to time grant power(s) of attorney to the Developer and/or its nominee(s) for the purposes of construction and development and also for sale transfer and/or otherwise disposal off the Saleable Areas and other spaces areas rights and benefits at the said Premises (including land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith;
10. The original of all title deeds and other papers and documents relating to the said Premises shall be retained by and/or kept in custody of the Developer and Developer unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Owners produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan and the title deeds and also shall at the like request and cost deliver to the Owners such attested or other copies or extracts therefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.
11. For the due performance of the obligations of the Developer, the Developer has deposited with the Owners an interest free refundable sum of Rupees One Crore Thirty Nine Lac And Fifty Eight Thousand only as security deposit. The entire amount of the security deposit shall be refunded by the Owners to the Developer after completion of construction and issuance of completion certificate by the authorities concerned.
12. The Developer shall be entitled to appear and represent on behalf of the Owners in writing orally and make representations before the

government, both State and Central, all authorities, financial institutions, municipal authorities, land and land revenue authorities, urban land authorities, Government Departments, Income-tax Authorities and other statutory bodies in connection with the matters of the said Premises and development thereof and sanction, alteration and/or modification of the plan and the construction of the Building to be constructed at the said Premises and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Developer.

13. It is agreed that the Developer shall also be entitled to get Insurance/Policy/Coverage against such risks and damages and losses as shall be decided by the Developer and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the Insurance and receive insurance claims by Cheques or Pay Orders in the name of only the Developer.
14. All receipts issued by the Developer for self and on behalf of the Owners shall fully discharge and exonerate the persons or persons paying all or any sums of money to the Developer for self and on behalf of the Owners.
15. Inasmuch as all powers and authorities with regard to development and construction vests in the Developer, the Owners shall not be responsible for construction and promotion of the Building and all constructions, which shall be at the risk of all the Developer.

- 15.1 Likewise, the Owners shall not have any right or interest in the constructions to be made by the Developer on the said Premises, which shall be and remain the property of the Developer.
16. Notwithstanding anything elsewhere to the contrary herein contained, it is agreed and clarified that till such time the development is completed in terms of this agreement, the Owners shall be deemed to be in legal possession of the said Premises and the Developer shall merely have right to enter upon the said Premises as a permissive licensee for the purpose of construction and development.
17. It is agreed that the Developer shall be entitled to sign and register all agreements deeds and documents that shall be made, done and executed by the Developer for itself and also on behalf of the Owners.
18. The Owners do hereby also undertake to sign all necessary, deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letters of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
19. The Owners shall not in any manner cause any objection obstruction interference hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Owners shall at any time hereafter do or omit to be done anything whereby the construction or development of the New Building/s at the said Premises or the sale / transfer of the same or the Saleable Areas therein are in any way interrupted or hindered or impeded with, nor the Owners shall in any way commit breach of any of the terms and conditions herein contained. In the event of default or breach, the Owners shall be liable and responsible for all

consequences arising thereby and shall indemnify and keep the Developer fully saved harmless and indemnified of from and against all losses damages costs claims demands and consequences as may be suffered or likely to be suffered by the Developer thereby or by reason thereof.

20. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that the obligation of the Owners is restricted to merely convey title to the land comprised in the said Premises in favour of the Transferees of Saleable Areas.
21. All property taxes in respect of the said Premises accruing due till the date of sanction of the final plan shall be borne paid and discharged by the parties hereto in proportion to their presently held shares in the land comprised in the said Premises and those accruing thereafter till completion of construction of the New Building/s shall be for and to the account of the Developer.
22. The Land Owners and the Developer have entered into this Agreement purely as a contract, being development agreement between the Owners and the Developer for grant of development rights, and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
23. In all matters pertaining to development and construction and sale and transfer of Saleable Areas, the decision of the Developer shall be final, and binding on all Owners and shall be conclusive.

24. All disputes and differences by and between the parties hereto relating to or arising out of this agreement or any act deed or thing done or to be done in pursuance hereof shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996, as modified from time to time. The place of arbitration shall be Kolkata and shall be conducted in English language. The Arbitrator shall have the powers to proceed summarily and make interim awards.

**FIRST SCHEDULE**  
**(said Premises)**

**All That** the pieces and parcels of land containing an area of 28.2739 (Twenty Eight point Two Seven Three Nine) Decimal, more or less, lying and situated at Mouza- Atghara, J.L. No. 10, comprised in various R.S./ L.R. Dag Nos., recorded in various Khatians, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat, District of North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the Owners in the manner detailed here under :

Sl. No.	Name of Company	L.R. Khatian No.	RS/ LR Dag No.	Total Area (in decimal)
1	ESQUIRE VANIJYA PVT. LTD.	2000	530	0.5556
			720	0.8888
			721	0.7778
			550	1.3333
			709	1.1111
			<b>Total:</b>	<b>4.6666</b>
2	BAVISCON VANIJYA PVT. LTD.	1847	556	7.2923
3	GEET VINIMAY PVT. LTD.		457	6.303
4	GLITTERS VINCOM PVT. LTD.		556/884	9.872
5	KAMAL DEALMARK PVT. LTD.		513	0.14


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

**SIGNED SEALED AND DELIVERED**

by the within named **OWNERS** at **Kolkata** in the presence of:

Prasenjit Nandi  
S/o Sushil Nandi  
Gruha Kalinagar  
w.B - 743704

Sandip Dutta  
Late Bishwanath Dutta  
Dum Dum cantonment  
cal-28

For and on behalf of:	
1	ESQUIRE VANIJYA PVT. LTD.
2	BAVICON VANIJYA PVT. LTD.
3	GEET VINMAY PVT. LTD.
4	GLITTERS VINCOM PVT. LTD.
5	KAMAL DEALMARK PVT. LTD.
 ✓ Authorised Signatory (Vikas Diwan)	

**SIGNED SEALED AND DELIVERED**

by the within named **DEVELOPER** at **Kolkata** in the presence of:

Sandip Dutta  
Late Bishwanath Dutta  
Dum Dum cantonment  
cal-28

Prasenjit Nandi  
S/o Sushil Nandi  
Gruha Kalinagar  
w.B - 743704























DISPLAY VINIMAY PVT. LTD.

  
Authorised Signatory / Director

Under the instructions  
of the abovesigned client  
drafted by me.  
D. Nayind  
1524/11  
Adv.



# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
	<i>Systranne</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
	<i>K</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>

## Seller, Buyer and Property Details

### Land Lord & Developer Details

#### Presentant Details

Name and Address of Presentant

SUNIL KUMAR LOHARUKA

C 9/28 SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059

#### Land Lord Details

Name, Address, Photo, Finger print and Signature

GREEN VISTA VANIJYA PVT LTD

GREEN VISTA ATGHARA CHINAR PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AABCE7848L,; Status : Organization

GREEN VISTA VISCON VANIJYA PVT LTD

GREEN VISTA ATGHARA CHINAR PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AADCB8955D,; Status : Organization

GREEN VISTA NET VINMAY PVT LTD

GREEN VISTA ATGHARA CHINAR PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAECG0629C,; Status : Organization

GREEN VISTA NETTERS VINCOM PVT LTD

GREEN VISTA ATGHARA CHINAR PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAECG0031A,; Status : Organization

GREEN VISTA MAL DEALMARK PVT LTD

GREEN VISTA ATGHARA CHINAR PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136PAN No. AAECK1336N,; Status : Organization; Represented by their ( 1- ) representative as given below:-

VIKAS DIWAN

M DIAMONDA HARBOUR RD, P.O:- DIAMOND HARBOUR, P.S:- Diamond Harbour, District:-South Parganas, West Bengal, India, PIN - 700027Sex: Male, By Caste: Hindu, Occupation: Business, Citizen India,; Status : Representative; Date of Execution : 30/03/2015; Date of Admission : 24/09/2015; Place of Admission of Execution : Pvt. Residence

### Developer Details

Name, Address, Photo, Finger print and Signature

SUNIL KUMAR LOHARUKA

9/28 SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/03/2015; Date of Admission : 24/09/2015; Place of Admission of Execution : Pvt. Residence

SUNIL KUMAR LOHARUKA

9/28 SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/03/2015; Date of Admission : 24/09/2015; Place of Admission of Execution : Pvt. Residence

### Identifier Details

Identifier Details		
Identifier Name & Address	Identifier of	Signature
J C PAL of Late J C PAL P D ST, P.O:- G P O, P.S:- Hare District:-Kolkata, West Bengal, PIN - 700001 Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr VIKAS DIWAN, Mr SUNIL KUMAR LOHARUKA	

### Proposed Property Details

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- PALPORE, Road: Adarsha (Jyangra & Hatiara), Mouza: Hatiara	LR Plot No:- 530 , LR Khatian No:- 2000	0.5556 Dec	1/-	3,36,727/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- PALPORE, Road: Adarsha (Jyangra & Hatiara), Mouza: Hatiara	LR Plot No:- 720 , LR Khatian No:- 2000	0.88888 Dec	1/-	5,38,716/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

**Transfer of Property from Land Lord to Developer**

of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.11112	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.11112	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.11112	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.11112	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.11112	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.177776	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.177776	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.177776	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.177776	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.177776	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.15556	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.15556	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.15556	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.15556	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.15556	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.26666	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.26666	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.26666	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.26666	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.26666	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.22222	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.22222	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.22222	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.22222	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.22222	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.45846	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.45846	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	1.45846	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	1.45846	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	1.45846	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.2606	20
E VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.2606	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	1.2606	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	1.2606	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	1.2606	20

Transfer of Property from Land Lord to Developer			
of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.9744	20
VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.9744	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	1.9744	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	1.9744	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	1.9744	20
N VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.028	20
VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.028	20
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.028	20
S VINCOM PVT LTD	DISPLAY VINIMAY PVT LTD	0.028	20
EALMARK PVT LTD	DISPLAY VINIMAY PVT LTD	0.028	20

#### Details

Details of the applicant who has submitted the requisition form	
	D PAL
	RAJARHAT,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
s	Solicitor firm

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152311228 / 2015

Serial no/Year	15230000690663/2015	Serial no/Year	1523011666 / 2015
Deed No/Year	I - 152311228 / 2015		
Title	[0110] Sale, Development Agreement or Construction agreement		
Representant	Mr SUNIL KUMAR LOHARUKA	Presented At	Private Residence
Date of Execution	30-03-2015	Date of Presentation	24-09-2015

(No entry in Succession Register)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

24-09-2015

Statement of Market Value(WB PUVI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs

7/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

24-09-2015

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

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

The required Registration Fees payable for this document is Rs 210/- ( E = Rs 210/- ) and Registration Fee by Cash Rs 210/-

Payment of Stamp Duty

The required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Draft Rs 40,020/- and Stamp Rs 50/-

of Stamp

paid on Impressed type of Stamp, Serial no 342509, Purchased on 21/03/2015, Vendor named S

of Draft

Rs 4/- is paid, by the Draft(8554) No: 720365000405, Date: 29/09/2015, Bank: STATE BANK OF INDIA (SBI), ... Road.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

2015

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

Presented for registration at 09:20 hrs on : 24/09/2015, at the Private residence by Mr SUNIL KUMAR

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

admitted on 24/09/2015 by

Mr ... DIWAN AUTHORISED SIGNATORY, ESQUIRE VANIJYA PVT LTD, GREEN VISTA ATGHARA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136  
Mr ... DIWAN AUTHORISED SIGNATORY, BAVISCON VANIJYA PVT LTD, GREEN VISTA ATGHARA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136  
Mr ... DIWAN AUTHORISED SIGNATORY, GEET VINMAY PVT LTD, GREEN VISTA ATGHARA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136  
Mr ... DIWAN AUTHORISED SIGNATORY, GLITTERS VINCOM PVT LTD, GREEN VISTA ATGHARA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136  
Mr ... DIWAN AUTHORISED SIGNATORY, KAMAL DEALMARK PVT LTD, GREEN VISTA ATGHARA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136  
Mr D PAL, Son of Late J C PAL, 10 O P D ST, P.O: G P O, Thana: Hare Street, , Kolkata, WEST  
BENGAL, PIN - 700001, By caste Hindu, By Profession Others

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

admitted on 24/09/2015 by

Mr ... JUMAR LOHARUKA AUTHORISED SIGNATORY, DISPLAY VINIMAY PVT LTD, GREEN VISTA  
PARK, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN  
700136  
Mr D PAL, Son of Late J C PAL, 10 O P D ST, P.O: G P O, Thana: Hare Street, , Kolkata, WEST  
BENGAL, PIN - 700001, By caste Hindu, By Profession Others

(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



ate) of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1523-2015, Page from 150812 to 150837

Deed No 152311228 for the year 2015.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2015.10.09 11:40:35 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 09-10-2015 11:40:35  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)