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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते


ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

S 031238

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.

  
Additional District Sub-Registrar  
Rajahat, New Town, North 24-PGs

26 OCT 2015

This Development Agreement is made on the 30th day of March 2015, ("Agreement") being supplemental to the Development Agreement dated 29th day of June, 2012, executed **BETWEEN**

11362

DISPLAY VIMIMY PVT. LTD.  
"LOHARUKANKET"  
C-8, 23, "Kesh" Bagan, Geshbandhu Nagar  
VIP Road, Lajpatti, Kolkata-700 059

24 JAN 2014

Syhamme



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Syhamme



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*[Handwritten signature]*



ACB (Anti-Corruption Branch)  
Kolkata, West Bengal, India

~~00 OCT 2013~~

24 OCT 2013

*[Handwritten notes]*  
J.C. Paul  
our  
our  
our

1. **BHAGIRATHI CONSULTANCY PRIVATE LIMITED**, (PAN No. AACCB9662Q), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FIRST PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FIRST PART**;
2. **CORNFLOWER TRADELINK PRIVATE LIMITED**, (PAN No. AACCC9114C), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SECOND PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SECOND PART**;
3. **DAGGER MERCHANTS PRIVATE LIMITED**, (PAN No. AACCD3500B), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **THIRD PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **THIRD PART**;
4. **DAMODAR AGENCIES PRIVATE LIMITED**, (PAN No. AACCD3496J), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FOURTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FOURTH PART**;
5. **DEEPJYOTI DEALERS PRIVATE LIMITED**, (PAN No. AACCD3497K), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FIFTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FIFTH PART**;

6. **DHANPATI TIEUP PRIVATE LIMITED**, (PAN No. AACCD3422A), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SIXTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SIXTH PART**;
7. **FASTMOVE ADVISORY PRIVATE LIMITED**, (PAN No. AABCF0185F), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SEVENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SEVENTH PART**;
8. **LAGAN COMMODITIES PRIVATE LIMITED**, (PAN No. AABCL1762E), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **EIGHTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **EIGHTH PART**;
9. **NEPTUNE VANIJYJA PRIVATE LIMITED**, (PAN No. AACCN2815P), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **NINTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **NINTH PART**;
10. **NEUTRAL VYAPAAR PRIVATE LIMITED**, (PAN No. AACCN4013B), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **TENTH PARTY** (which term and

expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **TENTH PART**;

11. **PARIJAT VANIJYA PRIVATE LIMITED**, (PAN No. AADCP8614M), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **ELEVENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest, administrators and/or assigns) of the **ELEVENTH PART**;
12. **PASSION VANIJYA PRIVATE LIMITED**, (PAN No. AADCP8458R), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **TWELFTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **TWELFTH PART**;
13. **PRAYAG DEALCOMM PRIVATE LIMITED**, (PAN No. AADCP8616K) a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **THIRTEENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **THIRTEENTH PART**;
14. **SUHAGAN MARKETING PRIVATE LIMITED**, (PAN No. AAJCS7685R) a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FOURTEENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FOURTEENTH PART**;
15. **SUPERIOR VINIMAY PRIVATE LIMITED**, (PAN No. AANCS5337A), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory **Mr. Vikas**

Diwan, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **FIFTEENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **FIFTEENTH PART**;

16. **TARANA TIEUP PRIVATE LIMITED**, (PAN No. AACCT5555C), a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory Mr. Vikas Diwan, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SIXTEENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **SIXTEENTH PART**;

17. **NABAROOP SALES PRIVATE LIMITED**, (PAN No. AACCN2743E), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, represented by the Authorised Signatory Mr. Vikas Diwan, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, hereinafter called the **SEVENTEENTH PARTY** (which term and expression shall mean and include its legal representatives, successors-in-interest, administrators and/or assigns) of the **SEVENTEENTH PART**;

AND

18. **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 700 136, represented by its Authorised Signatory Mr. Sunil Kumar 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 called "the **DEVELOPER**" (which term and expression shall mean and include its legal representatives, successors-in-interest and/or assigns) of the **EIGHTEENTH PART**;

Each of the parties to the Agreement, of the First Part to the Seventeenth Part is hereinafter individually referred to as "the **OWNER**" and collectively and/or jointly as "the **OWNERS**". Each of the parties to the Agreement, including the Owners and the Developer are hereinafter individually referred to as "the **Party**" and jointly and/or collectively as "the **Parties**".

**WHEREAS:**

- A. The Owners are the sole and absolute owners of the plots of lands owned by them i.e. **ALL THAT** piece or parcel of land admeasuring 185.8767 (One Hundred and Eighty Five point Eight Thousand Seven Hundred Sixty Seven) Decimal, more or less, lying and situate at Mouza Atghara, J.L. No. 10, comprised in various R.S./ L.R. Dags, recorded in various Khatians, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat, District North 24 Parganas, hereinafter for the sake of brevity referred to as "**Schedule-A Land**", free from all encumbrances. The ownership of each of the Owner in the Schedule-A Land is more fully detailed in the **FIRST SCHEDULE** hereunder written.
- B. By virtue of a Development Agreement dated 29th June, 2012, duly registered at the Office of the Additional District Sub-Registrar, at Bidhan Nagar, Salt Lake City and recorded in Book No. I, CD Volume No. 2, Pages from 6717 to 6748, Being No. 01116 for the year 2012, (hereinafter for the sake of brevity referred to as "**Said Development Agreement**"), the Owners herein, along with some other lands owned by some other landowners, transferred the full right, capability and authority to develop the Schedule-A Land to the Developer, on such terms and in such manner more fully mentioned therein ("**Development Rights**").
- C. Further, the TENTH PARTY and THIRTEENTH PARTY herein, entered into a Supplementary Development Agreement dated 10<sup>th</sup> July, 2012 ("**Said Supplementary Development Agreement**") with the Developer to record the transfer of Development Rights of land comprised in R.S./ L.R. Dag No. 508 admeasuring 0.6666 Decimals of **Neutral Vyapaar Private Limited** (TENTH PARTY), R.S./ L.R. Dag No. 508, admeasuring 0.6667 Decimals of **Suhagan Marketing Private Limited** (FOURTEENTH PARTY) and R.S./ L.R. Dag No. 509 admeasuring 0.3333 Decimals of FOURTEENTH PARTY, situated at Mouza Atghara, J.L. No. 10, P.S. Rajarhat in the District North 24 Parganas.
- D. Further as the **Schedule-A Land** for which development right was granted by the **Said Development Agreement** and the **Said Supplementary Development Agreement**, was not a continuous parcel of land capable of beneficial and full development, the Owners herein have agreed, to grant development right in respect of the piece or parcel of land, more fully described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-B Land**", in substitution of the piece or parcel of land, more fully described in the **THIRD SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-C Land**", with a view to make the land over which development right is granted to the Developer, a continuous piece of land capable of beneficial and full development.

- E. The Parties are hence, desirous of recording the terms and conditions, representations, warranties, covenants and principles on which such transfer shall take place.
- F. For all practical purposes, this Agreement shall be treated as part and parcel of the Said Development Agreement.
- G. Beside the amendments made in this agreement, all other terms and conditions including the considerations, mentioned in the said Development agreement shall remain unchanged, valid, subsist and binding on the parties herein.

**NOW this Agreement witnesseth and the Parties hereto agree as follows:**

1. **DEFINITIONS AND INTERPRETATION**

1.1 Definitions:

**"Agreement"** means this Supplemental Development Agreement of transfer together with all its schedules, annexure, exhibits etc. as may be attached herein;

**"Development Rights"** shall mean any and all rights contained hereunder and/or in the Said Development Agreement.

**"Encumbrance"** means any encumbrance including, without limitation, any claim, deed of trust, security interest, title defect, title retention agreement, lease, mortgage, pledge, charge, hypothecation, lien, deposit by way of security, option interest, beneficial ownership (including usufruct and similar entitlements), encroachment, public right, easement, common right, way leave, any voting agreement, interest, option, right of first offer, first, last or other refusal right, or transfer restriction in favour of any Person, any adverse claim as to title, possession or use, any provisional or executorial attachment and any other interest held by a third Person or any agreement, arrangement or obligation to create any of the foregoing;

**"Schedule-A Land"** means the immovable property comprised of various R.S./ L.R. Dag numbers as more fully and particularly described in the **FIRST SCHEDULE** hereunder written;

**"Schedule-B Land"** means the immovable property comprised of various R.S./ L.R. Dag numbers and that has been acquired by the Owners so as to grant the Development Rights of such land to the Developers, as more fully and particularly described in the **SECOND SCHEDULE** hereunder written;

**"Schedule-C Land"** means the immovable property, being portion of the Schedule-A Land comprised of various R.S./ L.R. Dag numbers, not being contiguous parcels of land and incapable of proper and beneficial development thus Development Rights thereof, which had



been given to the Developer, cancelled by the Owners by an Agreement dated 30<sup>th</sup> August, 2012 and also by this document, more fully and particularly described in the **THIRD SCHEDULE** hereunder written;

## 1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- the headings are inserted for ease of reference only and shall not affect the construction or interpretation of this Agreement;
- references to one gender shall include all genders;
- any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted and includes all orders made under such enactment;
- words in the singular shall include the plural and vice versa;
- any reference to Article, Clause, Schedule or Exhibit shall be deemed to be a reference to an article, clause, schedule or exhibit of this Agreement;
- references to an agreement or document shall be construed as a reference to such agreement or document as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document and, if applicable, of this Agreement with respect to the amendments;
- any reference to a document in the agreed form is to a document in a form agreed between the Parties and initialed for the purpose of identification by or on behalf of each of them (in each case with such amendments as may be agreed by or on behalf of the Parties).
- the words include, including and in particular shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- no provision of this Agreement shall be interpreted in favor of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof;
- references to days, months or years are to Gregorian days, months and calendar years respectively;
- Recitals, Schedules, Exhibits and Annexures form an integral and operative part of this Agreement;
- where any act, matter or thing is acquired by this Agreement to be performed or carried out on a certain day and that day is not a business day then that act, matter or thing shall be carried out or performed on the next following business day;
- where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings; and

## 2. REPRESENTATIONS AND WARRANTIES

2.1 Each of the Owners hereby jointly and severally, represents and warrants that, as on the execution of this Agreement:

- (i) The Owners have clear and marketable right, title and interest to the Schedule-B Land, free and clear of all encumbrances, and the Owners are the recorded owners of the Schedule-B Land in the revenue records maintained by the office of the Registrar and no other Person has any right, title, interest and/ or claim of whatsoever nature in or upon the Schedule-B Land and there are no legal impediments for the Developer to develop the Schedule-B Land.
- (ii) That all necessary resolutions have been passed by the Owners authorizing and permitting the execution of this Agreement and also the Power of Attorney as contemplated in this Agreement and the Said Development Agreement in favour of the Developer.
- (iii) The execution, delivery and performance of this Agreement by the Owners will not and does not constitute a breach of any statute, judgment or decree by which the Owners are/is bound, or any contract, arrangement or understanding to which the Owners are/is bound, and/or this Agreement.
- (iv) None of the Owners is not insolvent and is not aware of any circumstances that may render the Owners insolvent in the future.
- (v) The Owners have not initiated any legal proceedings or any claims in pursuance of the Development Rights and/ or in relation to the Schedule-B Land.
- (vi) The Schedule-B Land is free of all encumbrances.
- (vii) The Owners have not entered into any agreement for sale, estate contract, agreement to sell, development agreements, collaboration agreements, construction contract, or other similar or analogous agreements or arrangements for alienation or any other arrangement for development of the Schedule-B Land or any part thereof, in any manner whatsoever, where under any third Person has a contractual right or obligation or commitment to acquire an estate or interest in the Schedule-B Land, or which may hinder the consummation of the transactions contemplated under or defeat the purpose of this Agreement, nor has it issued any power of attorney or any other authority, oral or otherwise empowering any other Person to deal with the Schedule-B Land in any manner.

3. **AMENDMENTS TO THE SAID DEVELOPMENT AGREEMENT, detailed hereunder:**

3.1 By these presents, the Owners grants the development right in respect of the pieces or parcels of land, more fully described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-B Land**", in substitution of the pieces or parcels of land, more fully described in the **THIRD SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**Schedule-C Land**", with a view to make the land over which development right is granted to the Developer, a continuous piece of land capable of beneficial and full development, without any extra consideration and/or benefit therefore.

- (a) The Owners agree that the Developer shall be free to develop the Schedule-B Land in such manner it deem fit and proper, in its absolute discretion as is considered expedient by it but subject to and in accordance with the conditions, instructions, directions etc. issued by the State Government as condition for grant of development rights.
- (b) The Owners also agree that the Schedule-B Land will be developed by the Developer entirely at its own cost and expenses and the Owners shall not be liable for any share of deficiency or losses or be entitled to any share of surplus or profits, as the case may be, that may be incurred/made on the development and marketing/sale of the Schedule-B Land, complexes, homes etc.
- (c) The Owners hereby permit and grant to the Developer and the Developer hereby accepts from the Owners, the exclusive right to develop and exploit commercially the Schedule-B Land, in such manner as the Developer deems fit and proper.

3.2 The grant of Development Rights, amongst others does include-

- (a) the right to use the entire sanctioned/ sanctionable area of the Schedule-B Land in the manner and to the extent as may be permitted by the relevant provisions of relevant statutes for the item being in force;
- (b) benefit of all exemptions, approvals, orders under Urban Land (Ceiling & Regulation) Act, 1976 and all other statutory approvals and permissions obtained or that may be obtained in respect of the Schedule-B Land; and
- (c) right to appropriate the sale proceeds of the building/buildings to be constructed at the Schedule-B Land or any other space benefits rights privileges therein or thereat, subject to complying with the terms hereof.

- 3.3 Subject to the terms hereof, the Developer shall or may at all times hereafter develop and the Schedule-B Land and peaceably and quietly enter in the Schedule-B Land as licensee and enjoy the Schedule-B Land and the benefits, advantages and rights thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Owners or any of them or any Person or Persons claiming under them.
- 3.4 By these Presents, the Owners cancel the Development Rights given to the Developer to develop the pieces of land comprised in Schedule-C Land.
- (a) By virtue of the Said Development Agreement and the Said Supplementary Development Agreement, the Owners had given development rights to develop the Schedule-A Land to the Developer, some pieces or parcels of which is not a continuous parcel of land and capable of beneficial use and full development (which is described herein as Schedule-C Land), thus the Owners by virtue of a agreement dated 30<sup>th</sup> August, 2012 and also by this document, cancels the Development Rights in the Schedule-C Land which was granted in favour of the Developer, as per the terms and conditions of this Agreement and the Developer herein admit and accept the same.
- (b) The Owners are free to use and enjoy its right, title and interest in the Schedule-C Land, in the manner, it deems fit and proper, without becoming liable to the Developer in any manner, whatsoever or howsoever.

#### 4. COVENANTS AND UNDERTAKINGS

- 4.1 The Owners hereby agree, undertake and covenant that they shall continue to be the legal owners of the Schedule-B Land and shall not do any act, deed, thing or matter that may in anyway affect or prejudice the rights and interests of the Developer in the Schedule-B Land or the Developer's licence to enter and to do development work on the Schedule-B Land.

#### 5. DISPUTE SETTLEMENT

- 5.1 Any dispute, controversies or difference arising out of, in relation to or in connection with this Agreement, including any questions regarding its existence, validity, interpretation or breach ("**Disputes**") shall be settled by mutual discussions between the Parties.
- 5.2 If after the expiry of 30 (Thirty) days from when the Dispute first arose, the Parties are unable to settle the same between themselves, then either Party can invoke arbitration and the Dispute shall be referred to and be finally and exclusively settled between the Parties by

arbitration. The arbitration will be conducted by a sole arbitrator appointed with the mutual consent of the Parties and shall be conducted in Kolkata in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

- 5.3 The language of the arbitration shall be English.
- 5.4 The arbitrator's fees and arbitration expenses shall be borne by the Party against whom the award is finally given. Costs shall be at the discretion of the arbitrator. Each Party will, in the event that not costs are awarded, bear their respective costs.

## 6. MISCELLANEOUS

### 6.1 Governing law and jurisdiction

This Agreement is made under and shall be governed by and construed, for all purposes, in accordance with the laws of India. Subject to the provisions of Clause 5 above, the Courts in Kolkata shall have the exclusive jurisdiction in respect of any legal action or proceedings arising out of this Agreement and/or for purposes of granting injunctive relief and for purposes of giving effect to the arbitration award in terms of Clause 5 of this Agreement.

### 6.2 Notices

Except as may be otherwise provided herein, all notices, requests, waivers and other communications made pursuant to this Agreement shall be in writing and signed by or on behalf of the Party giving it. Such notice shall be served by sending it by fax or hand delivery or mail or courier or email as per the particulars set forth. In each case it shall be marked for the attention of the relevant Party set forth below. Any notice so served shall be deemed to have been duly given:

- (i) In case of delivery by hand, when hand delivered to the other Party;
- (ii) When sent by facsimile, upon transmission;
- (iii) When sent by mail, where 7 (seven) business days have elapsed after the deposit in the mail postage prepaid; and
- (iv) When delivered by courier on the second business day, after deposit with an overnight delivery service, provided that the sending Party receives a confirmation of delivery from the delivery service provider;
- (v) A Party may change or supplement the addresses, or designate additional addresses, for the purposes of this Clause by giving the other Party written notice of the new address.

### 6.3 Entire Agreement

This Agreement is supplemental to the Said Development Agreement. Besides all as aforesaid in this Agreement, all other terms and condition and obligations, as mentioned in the Said Development Agreement, shall be same and binding on both the parties. SAVE the

Said Development Agreement, no other agreements or understandings shall survive on the execution and delivery of this Agreement by the Parties.

6.4 Amendment

No provision, term or condition of this Agreement may be amended, varied or modified except by an agreement in writing signed by the Parties hereto.

6.5 Relationship between the Parties

The Parties hereby agree and confirm that, this Agreement nor any action taken by the Owners hereunder shall constitute between the Owners and the Developer a partnership, association of persons, joint venture or other common enterprise.

6.6 Stamp duty and other costs

All stamp duty, other payments to be made and other costs and expenses incurred in connection with the execution, performance and delivery of this Agreement shall be borne by the Developer.

6.7 Further Assurances

Each of the Parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Agreement, including, without limitation, any and all actions necessary or appropriate to effectuate the transfer of the Said Land and constructions to be made thereon.

6.8 Binding Effect

This Agreement and its provisions will be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, affiliates and personal representatives.

**THE FIRST SCHEDULE**  
(the Schedule- A Land)

**ALL THAT** piece or parcel of land containing an area of 185.8767 Decimals, more or less, situate lying and comprised in various R.S./ L.R. Dag Nos.; recorded in various Khatians, in Mouza- Atghora, J.L. No.10, P.S. Rajarhat, in the District of North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the owners in the manner detailed hereunder:

Sl. No.	Name of the Owners
1.	<b>BHAGIRATHI CONSULTANCY PVT. LTD.;</b> <u>L.R. Khatian No. 2003 ;</u> R.S/ L.R Dag No. 526 (Area- 0.0833 Dec.), 527 (Area- 0.67Dec.), 528 (Area- 0.2083 Dec.), 533 (Area- 0.9167 Dec.), 535 (Area- 2.0833 Dec.), 536 (Area- 3.75 Dec.), 537 (Area- 0.417 Dec.), 538 (Area- 0.75 Dec.), 549 (Area- 0.01346 Dec.), 710 (Area- 0.417 Dec.), 711 (Area- 0.833 Dec.), 724 (Area- 0.33 Dec.) = <u>Total land area: 10.4721 Dec.</u>
2.	<b>CORNFLOWER TRADELINK PVT. LTD. ;</b> <u>L.R. Khatian No. 2002;</u> R.S/L.R Dag No. 526 (Area- 0.0833 Dec.), 527 (Area- 0.66 Dec.), 528 (Area- 0.2083 Dec.), 533 (Area- 0.9167 Dec.), 535 (Area- 2.0833. Dec.), 536 (Area- 3.75. Dec.), 537 (Area- 0.417. Dec.), 538 (Area- 0.75 Dec.), 549 (Area- 0.01346 Dec.), 710 (Area- 0.417 Dec.), 711 (Area- 0.833 Dec.), 724 (Area- 0.34 Dec.) = <u>Total land area: 10.4721 Decimal</u>
3.	<b>DAGGER MERCHANTS PVT. LTD. ;</b> <u>L.R. Khatian No. 1618;</u> R.S./L.R. Dag No. 524 (Area -0.0311428 Dec.), 529(Area - 0.1874285 Dec.),532 (Area -0.953 Dec.),539 (Area - 0.26557 Dec.),541(Area -1.8 Dec.),542 (Area -2.2 Dec.),545 (Area -1.4 Dec.),546 (Area -1.2 Dec.),549 (Area -0.01346 Dec.),554 (Area - 0.093714 Dec.),555 (Area -0.421857 Dec.) = <u>Total land area: 8.5662 Decimal</u>
4.	<b>DAMODAR AGENCIES PVT. LTD. ;</b> <u>L.R. Khatian No.1459;</u> R.S./L.R. Dag No. 528(Area -0.625 Dec.),535 (Area -6.25 Dec.0,549 (Area -0.01346 Dec.),710 (Area -1.25Dec.),711 (Area -2.5Dec.),724 (Area -1 Dec.) = <u>Total land area : 11.6385 Decimal</u>
5.	<b>DEEPJYOTI DEALERS PVT. LTD.;</b> <u>L.R. Khatian No. 1593;</u> R.S/L.R Dag No. 524 (Area -0.0311428 Dec.),529 (Area -0.1874285 Dec.),532(Area -0.953 Dec.),539 (Area -0.26557 Dec.),541 (Area - 1.8 Dec.),542 (Area -2.2 Dec.),545 (Area -1.4 Dec.),546 (Area -1.2 Dec.),549 (Area -0.01346 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.),695 (Area -4.75 Dec.) = <u>Total land area: 13.3162 Decimal</u>
6.	<b>DHANAPATI TIEUP PVT. LTD. ;</b> <u>L.R. Khatian No. 1458 ;</u> R.S/L.R Dag No. 526 (Area -0.5 Dec.),527 (Area -4 Dec.),528 (Area - 0.625 Dec.),533 (Area -5.5 Dec.),541(Area -0.23 Dec.),542 (Area - 0.23 Dec.),545 (Area -0.16 Dec.),546 (Area -0.13 Dec.),549 (Area - 0.01346 Dec.) = <u>Total land Area: 11.3885 Decimal</u>

7.	<b>FASTMOVE ADVISORY PVT. LTD.;</b> R.S./L.R. Dag No. 526 (Area -0.0834 Dec.),527 (Area -0.67 Dec.),528 (Area -0.2084Dec.),533 (Area -0.9166 Dec.),535 (Area -2.0834 Dec.),536 (Area -3.75 Dec.),537 (Area -0.416 Dec.),538 (Area -0.75 Dec.),549 (Area -0.01346 Dec.),710 (Area -0.416 Dec.),711 (Area -0.834 Dec.),724 (Area -0.33 Dec.) = <u>Total land area: 10.4713 Decimal</u>	<u>L.R. Khatian No. 2004;</u>
8.	<b>LAGAN COMMODITIES PVT. LTD.;</b> R.S./L.R. Dag No.529 (Area -0.0833 Dec.),532 (Area -0.423611 Dec.),539 (Area -0.11805 Dec.),541 (Area -1.5 Dec.),542 (Area -1.5 Dec.),545 (Area -0.95 Dec.),546 (Area -0.8 Dec.),549 (Area -0.01346 Dec.),554 (Area -0.04166 Dec.),555 (Area -0.1875 Dec.),707 (Area -2.61 Dec.),722 (Area -1.9 Dec.),725 (Area -1.43 Dec.) = <u>Total land area: 11.557581 Decimal</u>	<u>L.R. Khatian No. 1615;</u>
9.	<b>NEPTUNE VANIJYA PVT. LTD.;</b> R.S./L.R. Dag No.534 (Area -12 Dec.),549 (Area -0.01346 Dec.) = <u>Total land Area: 12.01346 Decimal</u>	<u>L.R. Khatian No. 1846;</u>
10.	<b>NEUTRAL VYAPAAR PVT. LTD.;</b> R.S./L.R Dag No.524 (Area -0.0311428 Dec.),529 (Area -0.1874285 Dec.),532 (Area -0.953 Dec.),537 (Area -1.25 Dec.),538 (Area -2.25 Dec.),539 (Area -0.26557 Dec.),541 (Area -1.8 Dec.),542 (Area -2.2 Dec.),545 (Area -1.4 Dec.),546 (Area -1.2 Dec.),549 (Area -0.01346 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.),508 (Area -0.6666 Dec ) = <u>Total land area: 12.7327723 Decimal</u>	<u>L.R. Khatian No.1617;</u>
11.	<b>PARIJAT VANIJYA PVT. LTD.;</b> R.S./L.R. Dag No.524 (Area -0.0311428 Dec.),529 (Area -0.1874285 Dec.),532 (Area -0.953 Dec.),539 (Area -0.26557 Dec.),549 (Area -0.01346 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.),707 (Area -2.61 Dec.),722 (Area -1.9 Dec.) ,725 (Area -1.43 Dec.) = <u>Total land area: 7.9061723 Decimal</u>	<u>L.R. Khatian No. 1597;</u>
12.	<b>PASSION VANIJYA PVT. LTD.;</b> R.S./L.R Dag No.526 (Area -0.25 Dec.),527 (Area -2 Dec.),528 (Area -0.625 Dec.),533 (Area -2.75 Dec.),549 (Area -0.01346 Dec.),710 (Area -1.25 Dec.),711 (Area -2.5 Dec.),724 (Area -1 Dec.) = <u>Total land area: 10.38846 Decimal</u>	<u>L.R. Khatian No. 1463;</u>



13.	<b>PRAYAG DEALCOMM PVT. LTD.;</b> R.S./L.R. Dag No.458 (Area -2.25 Dec.),524 (Area -0.0311428 Dec.),529 (Area -0.1874285 Dec.),532 (Area -0.953 Dec.),539 (Area -0.26557 Dec.),549 (Area -0.01346 Dec.),553 (Area -2.25 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.),707 (Area -2.61 Dec.),722 (Area -1.9 Dec.),725 (Area -1.43 Dec.) = <u>Total land area: 12.4061723 Decimal</u>	<u>L.R. Khatian No. 1616;</u>
14.	<b>SUHAGAN MARKETING PVT. LTD.;</b> R.S./L.R. Dag No. 524 (Area -0.0311428 Dec.),529 (Area -0.1874285 Dec.),532 (Area -0.953 Dec.),537 (Area -1.25 Dec.),538 (Area -2.25 Dec.),539 (Area -0.26557 Dec.), 549 (Area -0.01346 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.),707 (Area -2.61 Dec.),722 (Area -1.9 Dec.),725 (Area -1.43 Dec.),508 (Area -0.6667 Dec.),509 (Area - 0.3333 Dec.) = <u>Total land area: 12.4061723 Decimal</u>	<u>L.R. Khatian No. 1596;</u>
15.	<b>SUPERIOR VINIMAY PVT. LTD.;</b> R.S./L.R. Dag No.524 (Area -0.0312 Dec.),529 (Area -0.1872 Dec.),531 (Area -7 Dec.),532 (Area -0.9516 Dec.),539 (Area -0.2652 Dec.),549 (Area - 0.01346 Dec.),554 (Area -0.0936 Dec.),555 (Area - 0.4212 Dec.) = <u>Total land area: 8.96346 Decimal</u>	<u>L.R. Khatian No. 1965;</u>
16.	<b>TARANA TIEUP PVT. LTD.;</b> R.S./L.R. Dag No.524 (Area - 0.0311428 Dec.),529 (Area -0.1874285 Dec.),532 (Area - 0.953 Dec.),539 (Area - 0.26557 Dec.),549 (Area - 0.01346 Dec.),552 (Area -7 Dec.),554 (Area -0.093714 Dec.),555 (Area -0.421857 Dec.) = <u>Total land area: 8.9661723 Decimal</u>	<u>L.R. Khatian No. 1598;</u>
17.	<b>NABROOP SALES PVT. LTD.;</b> R.S./L.R Dag No.460 (Area - 4.5 Dec.),510 (Area -1 Dec.), 511(Area - 0.833 Dec.),512 (Area - 0.753 Dec.),549 (Area - 2.875 Dec.),553 (Area - 2.25 Dec.) = <u>Total land area: 12.211 Decimal</u>	<u>L.R. Khatian No. 1457;</u>

**THE SECOND SCHEDULE**  
(the Schedule- B Land)

**ALL THAT** piece or parcel of land containing an area of **32.772** Decimals, more or less, lying and situated at Mouza- Atghora, 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 presently Baguiati, District- North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the Owners in the manner detailed hereunder:

Sr. No.	Name of the Owner	Area of land (in Decimals)	R.S./ L.R. Dag Nos.
1	Bhagirathi Consultancy Private Limited, L.R. Khatian No. 2003	1.50	555
2	Cornflower Tradelink Private Limited, L.R. Khatian No. 2002	1.50	555
3	Damodar Agencies Private Limited, L.R. Khatian No. 1459	2.00	555
4	Dhanpati Tieup Private Limited, L.R. Khatian No. 1458	6.00	555
5	Fastmove Advisory Private Limited, L.R. Khatian No. 2004	1.50	555
6	Lagan Commodities Private Limited, L.R. Khatian No. 1615	0.555	530
		0.888	720
7	Neptune Vanijya Private Limited, L.R. Khatian No. 1846	8.50	555
8	Passion Vanijya Private Limited, L.R. Khatian No. 1463	4.00	555
9	Neutral Vyapaar Private Limited, L.R. Khatian No. 1617	0.555	530
		0.666	508
10	Parijat Vanijya Private Limited, L.R. Khatian No. 1597	1.111	709
11	Prayag Dealcomm Private Limited, L.R. Khatian No. 1616	1.333	550
12	Suhagan Marketing Private Limited, L.R. Khatian No. 1596	0.888	720
		0.333	509
		0.666	508
		0.777	721

**THE THIRD SCHEDULE**  
(the Schedule- C Land)

**ALL THAT** piece or parcel of land containing an area of **31.8550** Decimals, more or less, lying and situated at Mouza- Atghora, 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 presently Baguiati, District- North 24-Parganas, TOGETHER WITH all the rights and properties appurtenant thereto, owned by the owners in the manner detailed hereunder:

Sr. No.	Name of the Owner	Area of land (in Decimals)	R.S./ L.R. Dag Nos.
1	Bhagirathi Consultancy Private Limited, L.R. Khatian No. 2003	0.0833	526
		0.67	527
		0.2083	528
		0.33	724
2	Cornflower Tradelink Private Limited, L.R. Khatian No. 2002	0.0833	526
		0.66	527
		0.2083	528
		0.34	724
3	Damodar Agencies Private Limited, L.R. Khatian No. 1459	0.625	528
		1.000	724
4	Dhanpati Tieup Private Limited, L.R. Khatian No. 1458	0.5	526
		4	527
		0.6250	528
5	Fastmove Advisory Private Limited, L.R. Khatian No. 2004	0.0834	526
		0.67	527
		0.2084	528
		0.33	724
6	Lagan Commodities Private Limited, L.R. Khatian No. 1615	1.43	725
7	Neptune Vanijya Private Limited, L.R. Khatian No. 1846	8.4444	534
8	Passion Vanijya Private Limited, L.R. Khatian No. 1463	0.25	526
		1.7638	527
		0.3750	528
9	Neutral Vyapaar Private Limited, L.R. Khatian No. 1617	0.0311428	524
		1.25	537
		0.6666	508
10	Parijat Vanijya Private Limited, L.R. Khatian No. 1597	0.0311428	524
		1.43	725
11	Prayag Dealcomm Private Limited, L.R. Khatian No. 1616	0.0311428	524
		1.43	725
12	Suhagan Marketing Private Limited, L.R. Khatian No. 1596	0.0311428	524
		1.25	537
		1.43	725
		0.6667	508
		0.3333	509
13	Dagger Merchants Private Limited, L.R. Khatian No. 1618	0.0311428	524
14	Deepjyoti Dealers Private Limited, L.R. Khatian No. 1593	0.0311428	524
15	Superior Vinimay Private Limited, L.R. Khatian No. 1965	0.0312	524
16	Tarana Tieup Private Limited, L.R. Khatian No. 1598	0.0311428	524
17	Nabroop Sales Private Limited, L.R. Khatian No. 1457	0.261	511

**IN WITNESS WHEREOF** the Parties hereto have executed this Agreement on the 30<sup>th</sup> day of March, 2015 first hereinabove written.

Signed, Sealed and Delivered by the **OWNERS** at Kolkata in the presence of:

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

Sandip Dutta  
Late Bishwanath Dutta  
Dum Dum Cantonment  
cal-28.

For and on behalf of:	
1	BHAGIRATHI CONSULTANCY PVT. LTD.
2	CORNFLOWER TRADELINK PVT. LTD.
3	DAGGER MERCHANTS PVT. LTD.
4	DAMODAR AGENCIES PVT. LTD.
5	DEEPLYOTI DEALERS PVT. LTD.
6	DHANAPATI TIEUP PVT. LTD.
7	FASTMOVE ADVISORY PVT. LTD.
8	LAGAN COMMODITIES PVT. LTD.
9	NABROOP SALES PVT. LTD.
10	NEPTUNE VANIJYA PVT. LTD.
11	NEUTRAL VYAPAAR PVT. LTD.
12	PARIJAT VANIJYA PVT. LTD.
13	PASSION VANIJYA PVT. LTD.
14	PRAYAG DEALCOMM PVT. LTD.
15	SUHAGAN MARKETING PVT. LTD.
16	SUPERIOR VINIMAY PVT. LTD.
17	TARANA TIEUP PVT. LTD.


 Authorised Signatory  
(VIKASH DIWAN)

Signed, Sealed and Delivered by the **DEVELOPER** at Kolkata in the presence of:

Sandip Dutta  
Late Bishwanath Dutta  
Dum Dum Cantonment  
cal-28.























DISPLAY VINIMAY PVT. LTD.

  
Authorised Signatory / Director

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

Under the instruction of the  
abovesigned client  
delegated by me  
B. K. Singh  
Adv  
15/34/11

# 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>Syham</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 S</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,  
Pin, PIN - 700059

#### Land Lord Details

Name, Address, Photo, Finger print and Signature

SHAGIRATHI CONSULTANCY PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCB9662Q,; Status : Organization

WILDFLOWER TRADELINK PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCC9114C,; Status : Organization

ROGGER MERCHANTS PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCD3500B,; Status : Organization

MODAR AGENCIES PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCD3496J,; Status : Organization

DEEPIJYOTI DEALERS PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCD3497K,; Status : Organization

ANPATI TEIUP PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AACCD3422A,; Status : Organization

STMOVE ADVISORY PVT LTD  
GREEN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
Pin, PIN - 700136PAN No. AABCF0185F,; Status : Organization

### Land Lord Details

Name, Address, Photo, Finger print and Signature

AN COMMODITIES PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AABCL1762E,; Status : Organization

ONE VANIJYA PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AACCN2815P,; Status : Organization

ERAL VYAPAAR PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AACCN4013B,; Status : Organization

T VANIJYA PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AADCP8614M,; Status : Organization

ON VANIJYA PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AADCP8458R,; Status : Organization

G DEALCOMM PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AADCP8616K,; Status : Organization

AN MARKETING PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AAJCS7685R,; Status : Organization

RIOR VINIMAY PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AANCS5337A,; Status : Organization

R TIEUP PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AACCT5555C,; Status : Organization

DOP SALES PVT LTD

EN VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136PAN No. AACCN2743E,; Status : Organization; Represented by their ( 1-17 )  
ntative as given below:-

**Land Lord Details**

Name, Address, Photo, Finger print and Signature

AS DIWAN

DIAMOND HARBOUR RD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal,  
PIN - 700054 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  
Property : Pvt. Residence



### Developer Details

Name, Address, Photo, Finger print and Signature

LAY VINIMAY PVT LTD

NEW VISTA ATGHARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal,  
PIN - 700136 PAN No. AACCD3498G,; Status : Organization; Represented by representative as  
below:-

SHRIL KUMAR LOHARUKA

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  
Property : Pvt. Residence

### Identifier Details

Identifier Details		
Identifier Name & Address	Identifier of	Signature
Identifier Name & Address Name: R PAL Address: NEW TOWN, P.S:- District:-North 24-Parganas, West Bengal, India, PIN - 700156 By Caste: Hindu, Citizen of: India,	Identifier of Mr VIKAS DIWAN, Mr SUNIL KUMAR LOHARUKA	

### 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:- Municipality: RAJARHAT- FORE, Road: Rajarhat Road Zone : (Atghara -- Dosodrone) , Mouza:	LR Plot No:- 555 , LR Khatian No:- 2003	25 Dec	1/-	4,84,84,850/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- FORE, Road: Rajarhat Road Zone : (Atghara -- Dosodrone) , Mouza:	LR Plot No:- 530 , LR Khatian No:- 1615	1.11 Dec	1/-	21,52,727/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

**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:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 720 , LR Khatian No:- 1616	1.776 Dec	1/-	34,44,364/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 508 , LR Khatian No:- 1617	1.332 Dec	1/-	25,83,273/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 709 , LR Khatian No:- 1597	1.111 Dec	1/-	21,54,667/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 550 , LR Khatian No:- 1616	1.333 Dec	1/-	25,85,212/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 509 , LR Khatian No:- 1596	0.333 Dec	1/-	6,45,818/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
North 24-Parganas, P.S:- Municipality: RAJARHAT- ORE, Road: Rajarhat ad Zone : (Atghara - Dosodrone) , Mouza:	LR Plot No:- 721 , LR Khatian No:- 1596	0.777 Dec	1/-	15,06,909/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

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

The Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

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

the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
ER TRADELINK	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
RCHANTS PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
GENCIES PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
DEALERS PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
HIUP PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
DVISORY PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
MODITIES PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
SALES PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
APAAR PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
LCOMM PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
RKETING PVT	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
VINIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235
P PVT LTD	DISPLAY VINIMAY PVT LTD	1.47059	5.88235

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

Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
LOW R TRADELINK	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
MERCHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
AGENCIES PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
OTI DEALERS PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
HUP PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
DVISORY PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
ODITIES PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
ALES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
L VYAPAAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
VA NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
NIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
N MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
INIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235
R PVT LTD	DISPLAY VINIMAY PVT LTD	0.0652941	5.88235

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

Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
THE CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
MERCHANTS PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
AGENCIES PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
DEALERS PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
TI LUP PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
ADVISORY PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
ODITIES PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
LES PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
IJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
PAAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
JYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
JYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
IMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.104471	5.88235

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

<b>Name of the Land Lord</b>	<b>Name of the Developer</b>	<b>Transferred Area</b>	<b>Transferred Area in(%)</b>
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
CHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
AGENCIES PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
DEALERS PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
GROUP PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
ADVISORY PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
GOODITIES PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
FINES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
BUJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
PAAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
RYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
BUJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
VINIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.0783529	5.88235

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

Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
CHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
ENCIES PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
ALERS PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
UP PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
VISORY PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
ODITIES PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
IES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
YJA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
WAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
JA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
BYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
VINIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.0653529	5.88235

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

Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
PHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
NCIES PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
ALERS PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
IP PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
VISORY PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
DITIES PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
LES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
YJA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
AAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
IA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
YA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
KETING PVT	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
MAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.0784118	5.88235



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

Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
CHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
NCIES PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
ALERS PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
P PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
VISORY PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
DITIES PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
LES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
YJA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
PAAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
YA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
YA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
VIMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.0195882	5.88235

Transfer of Property from Land Lord to Developer			
Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
CONSULTANCY	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
TRADELINK	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
CHANTS PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
ENCIES PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
ALERS PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
UP PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
VISORY PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
ODITIES PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
LES PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
NYJA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
PAAR PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
YA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
YA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
COMM PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
MARKETING PVT	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
IMAY PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235
PVT LTD	DISPLAY VINIMAY PVT LTD	0.0457059	5.88235

IS

Details of the applicant who has submitted the requisition form	
	D Pal
	HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL
	Advocate

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

Endorsement For Deed Number : I - 152311230 / 2015

15231000252786/2015      Serial no/Year      1523011668 / 2015

I - 152311230 / 2015

[0110] Sale, Development Agreement or Construction agreement

at      Mr SUNIL KUMAR      Presented At      Private Residence  
LOHARUKA

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

et Value(WB PUVI rules of 2001)

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



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

issibility(Rule 43,W.B. Registration Rules 1962)

ile 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article  
ndian Stamp Act 1899.

ed Registration Fees payable for this document is Rs 210/- ( E = Rs 210/- ) and Registration  
s 210/-

Duty

ed Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Draft Rs  
Rs 100/-

Impressed type of Stamp, Serial no 117670, Purchased on 24/01/2015, Vendor named P

id, by the Draft(8554) No: 720367000405, Date: 29/09/2015, Bank: STATE BANK OF INDIA  
rat ad.



(Debasish Dhar)

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

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

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

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

ed on 24/09/2015 by

IKA N AUTHORISED SIGNATORY, SUHAGAN MARKETING PVT LTD, GREEN VISTA

IS GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

N AUTHORISED SIGNATORY, SUPERIOR VINIMAY PVT LTD, GREEN VISTA ATGHARA,

K, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

N AUTHORISED SIGNATORY, TARANA TIEUP PVT LTD, GREEN VISTA ATGHARA,

GO P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

IKA N AUTHORISED SIGNATORY, NABAROOP SALES PVT LTD, GREEN VISTA ATGHARA,

K, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AL, Son of Late R PAL, TEGHORIA, P.O: NEW TOWN, Thana: Rajarhat, , North 24-

NGAL, India, PIN - 700156, By caste Hindu, By Profession Others

ision ution, ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

on in ed on 24/09/2015 by

LOHARUKA AUTHORISED SIGNATORY, DISPLAY VINIMAY PVT LTD, GREEN VISTA

GO GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

AL, Son of Late R PAL, TEGHORIA, P.O: NEW TOWN, Thana: Rajarhat, , North 24-

as, v NGAL, India, PIN - 700156, By caste Hindu, By Profession Others

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

on 24/09/2015 by



Registration under section 60 and Rule 69.

Book - I

1523-2015, Page from 150862 to 150900

00 for the year 2015.



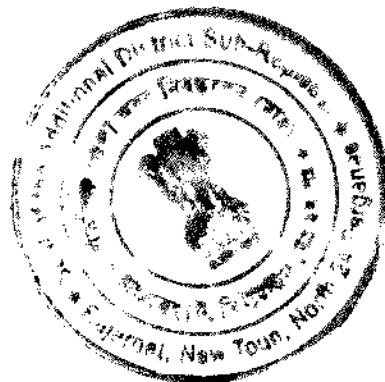
Digitally signed by DEBASISH DHAR  
Date: 2015.10.09 11:47:11 +05:30  
Reason: Digital Signing of Deed.

09-10-2015 11:47:10

DISTRICT SUB-REGISTRAR

A.D.S.R. RAJARHAT

(This document is digitally signed.)



Additional District Survey Registrar  
Raigarh, New Town, North 24 Pgs.

24 SEP 2015