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

Additional Registrar
of Assurances-I, Kolkata

22 JUN 2018

DEVELOPMENT AGREEMENT

THIS 'DEVELOPMENT AGREEMENT' made this the 21st
day of June TWO THOUSAND AND EIGHTEEN
BETWEEN

71- 250
72- 500
73- 450

9/9/17 853/18
m. 38, 400/-
v/c 709/18

8.00/-
m
21/06/18

(1) **SOUTH CITY PROJECTS (KOLKATA) LIMITED (PAN No.AAACD8933A)** a company within the meaning of the Companies Act 1956 having its registered office situated at 375, Prince Anwar Shah road, Post Office-Jodhpur Park, Police Station - Jadavpur, Kolkata-700068 and represented by its Customer Relationship Manager Shri **VIKRAM DALMIA** son of Pawan Kumar Dalmia (PAN No. **ACQPD3127K**) having working at 375, Prince Anwar Shah road, Post Office-Jodhpur Park, Police Station - Jadavpur, Kolkata-700068

(2) **BASERA LAND PRIVATE LIMITED (PAN No.AABCB9021C)** a company within the meaning of the Companies Act 1956 having its registered office situated at 1, Garstin Place, Post Office- Kolkata GPO, Police Station - Hare Street, Kolkata-700001 and represented by its Director Shri **TAPAS DASGUPTA** son of Promode Ranjan Dasgupta (PAN No. **ADNPD9565B**) having working at 1, Garstin Place, Post Office-Kolkata GPO, Police Station - Hare Street, Kolkata-700001, hereinafter referred to as **Basera** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns)

(3) **MANOR VYAPAAR PVT. LTD. (PAN No.AAECM6955F)** also a company within the meaning of the Companies Act 1956 having its registered office situated at 9/5, N.C.Choudhury Road, Post Office-Kasba, Police Station - Kasba, Kolkata-700042 and represented by its Director Shri **UMESH RUNGTA** son of Kailash Chandra Rungta (PAN No. **ADBPR1553K**) having working at 9/5, N.C.Choudhury Road, Post Office- Kasba, Police Station - Kasba, Kolkata-700042 hereinafter referred to as **Manor** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns)

(4) **SAMPAT DEALERS PVT. LTD. (PAN No.AAGCS5373K)** a company within the meaning of the Companies Act 1956 having its registered office situated at 19A, Sarat Bose Road, Post Office-Lala Lajpat Rai Sarani, Police Station - Bhawanipur, Kolkata-700020 and represented by its Director Shri **SUBHASH CHANDRA PATWARI** son of Late- Janki Lal Patwari (PAN No. **AGBPP7151J**) having working at 19A, Sarat Bose Road, Post Office-Lala Lajpat Rai Sarani, Police Station - Bhawanipur, Kolkata-700020, hereinafter referred to as **Sampat** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns)

(5) **SOUTHCITY MATRIX INFRASTRUCTURE LTD. (PAN No.AADCB2535P)** a company within the meaning

of the Companies Act 1956 having its registered office situated at RR-10, Basanti Road, Bhojerhat, Post Office- Bhojerhat, Police Station-Bhangar, District- South 24 Parganas, Pin Code No-743502 and represented by its Director Shri **PRAMOD CHAUDHARY** son of Sreegopal Chaudhary (PAN No. ~~AAACD8933A~~ ^{ACTPC 0704C}) having working at RR-10, Basanti Road, Bhojerhat, Post Office- Bhojerhat, Police Station-Bhangar, District- South 24 Parganas, Pin Code No-743502 hereinafter referred to as **Matrix** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns), the said Basera, Manor, Sampat and Matrix are collectively referred to as the **LAND OWNERS** of the **FIRST PART**;

AND

SOUTH CITY PROJECTS (KOLKATA) LIMITED (PAN No.AAACD8933A) a company within the meaning of the Companies Act 1956 having its registered office situated at 375, Prince Anwar Shah road, Post Office-Jodhpur Park, Police Station - Jadavpur, Kolkata-700068 and represented by its Customer Relationship Manager Shri **VIKRAM DALMIA** son of Pawan Kumar Dalmia (PAN No. **ACQPD3127K**) having working at 375, Prince Anwar Shah road, Post Office-Jodhpur Park, Police Station - Jadavpur, Kolkata-700068 hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns), of the **SECOND PART**;

WHEREAS:

- A)** In this Agreement wherever the context so permits Developers and the **Land Owners** are collectively referred to as the 'parties' and individually as a 'party' as also wherever context so permits they are collectively referred to as the Owners.
- B)** Also, in this Agreement wherever the context so permits the said Basera Land Private Limited is referred to as Basera, Manor Vyapaar Pvt Ltd is referred to as Manor, Sampat Dealers Pvt Ltd is referred to as Sampat, South City Matrix Infrastructure Ltd is referred to as Matrix and South City Projects (Kolkata) Limited is referred to as SOUTH CITY.

Vikram Dalmia

- C)** South City is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 8.14 acres (be the same a little more or less) situated in Mouza -Bairampur, Ghunimeghi, Kharamba and Korolberia J.L.No- 41, 44, 34 and 31 in the District of South 24 Parganas.(more fully and particularly mentioned and described in PART I (A) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part I (A) of the FIRST SCHEDULE PROPERTY) and out of the said area 8.14 acres in respect of an area of 7.19 acres, Plan has been sanctioned by the Authorities concerned (more fully and particularly mentioned and described in PART I (B) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part I (B) of the FIRST SCHEDULE PROPERTY).
- D)** Basera is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 11.85 acres (be the same a little more or less) situated in Mouza- Bairampur, Ghunimeghi, Kharamba and Korolberia J.L.No- 41, 44, 34 and 31 in the District of South 24 Parganas. (more fully and particularly mentioned and described in PART II (A) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part II (A) of FIRST SCHEDULE PROPERTY) and out of the said area 11.85 acres in respect of an area of 8.61 acres, Plan has been sanctioned by the Authorities concerned (more fully and particularly mentioned and described in PART II (B) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part II (B) of the FIRST SCHEDULE PROPERTY).
- E)** Manor Vyapaar Pvt. Ltd. is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 7.39 acres (be the same a little more or less) situated in Mouza- Bairampur, Ghunimeghi and Korolberia J.L.No- 41, 44 and 31 in the District of South 24 Parganas. (More fully and particularly mentioned and described in PART III (A) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part III (A) of the FIRST SCHEDULE PROPERTY) and out of the

H) The said Part I to Part V of the First Schedule Property wherever the context so permits are collectively referred to as the 'properties'. and the Owners have the following distinct share or interest into or upon the said First Schedule Property as follows

i)	South City	:	30.59%
ii)	Basera	:	36.64%
iii)	Manor	:	22.17%
iv)	Sampat	:	5.32%
v)	Matrix	:	5.28%

I) The said Part I to Part V of the First Schedule Properties are contiguous to each other and are situated in the District of South 24 Parganas which is in proximity of the Sunderbans Delta, a unique attraction in the State of West Bengal and declared as a World Heritage Site.

J) For the purpose of promoting Tourism in the State of West Bengal, the Government of West Bengal has formulated a policy which is known as the West Bengal Tourism Policy, 2008 (hereinafter referred to as the TOURISM POLICY) and taking into account the uniqueness of the Sunderbans Delta has prepared or caused to be prepared a detailed Master Plan for developing tourism in this area on a sustainable basis.

K) It has been agreed by and between the parties hereto that for mutual benefit, an integrated development will be undertaken as and by way of an Eco Tourism Project on a total area of land containing by admeasurements about 30.35 acres (more or less) (hereinafter referred to as the TOTAL LANDS) and out of the said total lands an area of 23.50 acres has been sanctioned by the Authorities concerned for development (hereinafter referred to as the PROJECT LANDS).

L) For the purpose of undertaking development of the said project lands the Owners have formulated the following scheme :

- i) South City will be the developer in respect of the project intended to be undertaken by the Owners on the said Project Lands.

said area 7.39 acres in respect of an area of 5.21 acres, Plan has been sanctioned by the Authorities concerned (more fully and particularly mentioned and described in PART III (B) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part III (B) of the FIRST SCHEDULE PROPERTY).

- F)** Sampat Dealers Pvt. Ltd. is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 1.29 acres (be the same a little more or less) situated in Mouza- Bairampur, Kharamba and Korolberia J.L.No- 41, 34 and 31 in the District of South 24 Parganas. (more fully and particularly mentioned and described in PART IV (A) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part IV (A) of the FIRST SCHEDULE PROPERTY) and out of the said area 1.29 acres in respect of an area of 1.25 acres, Plan has been sanctioned by the Authorities concerned (more fully and particularly mentioned and described in PART IVB of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part IV (B) of the FIRST SCHEDULE PROPERTY).
- G)** South City Matrix Infrastructure Ltd. is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 1.68 acres. (be the same a little more or less) situated in Mouza -Bairampur J.L.No- 41 in the District of South 24 Parganas. (more fully and particularly mentioned and described in PART V (A) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part V (A) of the SCHEDULE PROPERTY) and out of the said area 1.68 acres in respect of an area of 1.24 acres, Plan has been sanctioned by the Authorities concerned (more fully and particularly mentioned and described in PART V (B) of the FIRST SCHEDULE hereunder written and hereinafter referred to as the Part V (B) of the FIRST SCHEDULE PROPERTY).

- ii) South City will be responsible for preparing a map or plan to be prepared and to cause the same to be sanctioned by the authorities concerned.
- iii) The plan to be so prepared will envisage construction of various villas and constructed spaces (hereinafter referred to as the RESIDENTIAL AREA) and will also comprise of various other areas such as Spa, Resort, Community Bazar and other various sports and leisure facilities including the passage ways situated therein (hereinafter referred to as the RESERVED AREA) and shall also comprise of various pathways, passageways, generator room and various other common parts and portions (hereinafter referred to as the SERVICE AREA).
- iv) The entire project will be sold and marketed by South City and the gross revenue accruing therefrom will be divided and distributed in the manner as hereinafter stated.
- v) The said Reserved Area shall remain vested in South City who shall hold the same and shall allow usage of the same to others for such consideration and on such terms and conditions as South City may decide..
- vi) The said Service Area shall remain vested in the Management Trustee who shall be entitled to hold the same and also be liable to render common services for use and enjoyment of the various villas forming part of the said project subject to each of the owners and/or occupiers making payment of the proportionate share of common area maintenance charges to the management trustee.
- vii) The parties are desirous of recording the same, in writing

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

ARTICLE I – DEFINITIONS

1.1 In this agreement unless the context so permits the following expressions shall have the meanings assigned to them as under:

- i) **“Architect”** shall mean the person and/or persons and/or firm or firms who may be appointed by the Developer as the Architect of the said Project
- ii) **“Agreement”** shall mean this Agreement and any Annexures attached to it or incorporated in it by reference.
- iii) **“Affiliates/Associates”** for this purpose shall mean any person who directly or indirectly, controls, is controlled by, or is under the common control of any of the Parties.
- iv) **“Applicable Law”** shall mean the laws of India and all the rules, regulations, ordinances, notifications and policies notified or promulgated pursuant thereto and modifications thereof in force from time to time and includes Development Control Regulations in the State of West Bengal, West Bengal Tourism Policy 2008, Ordinance, notification, rule, judgment, order, decree, bye-law, clearance, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or administration having the force of law of any of the foregoing, by any government agency or instrumentality thereof having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or thereafter.
- v) **“Applicable Permits”** shall mean any and all approvals, authorizations, licenses, permissions, consents, no objection certificates to be obtained by the Developer, in the name of the parties wherever possible, (including, for the avoidance of doubt, the Sanctioned Plan and all approvals required in connection with or

pursuant to the Sanctioned Plan) for the commencement of the construction of the Project on the said Properties including without limitation environmental clearances, commencement certificate, amalgamation, occupation certificate, temporary power connections and all other approvals and/or permissions from any other statutory or Governmental authorities whether State or Central, including local bodies and municipalities, required for the purposes of commencing construction.

- vi) **"Amenities"** shall mean the various facilities and/or amenities to be provided in the said Project
- vii) **"BUILDING CONTRACT"** means the construction and allied contract to be executed between the Developer with any third party, as the case may be for development of the said Properties.
- viii) **"BUILDING CONTRACTOR"** means any third party to be employed or appointed by the Developer for undertaking the development of the said Properties.
- ix) **"BUILDING DRAWINGS"** means all approved drawings, working drawings, elevations, , approved by the authorities concerned.
- x) **"SERVICE AREAS -** shall mean and include the various common parts and portions of the said project which shall include the entrances, exits, passageways, and drive ways (except those forming part of reserved area), gardens, park ways , generator , generator room and Pump Room, Tubewell, water reservour , pump and motor room and other facilities, water pump, pump house, durwans room and other common parts and portions forming part of the said Project to be provided for use and enjoyment of the said Project and various other common parts and portions as more fully and particularly mentioned and described in the **Second SCHEDULE** hereunder written and the same shall be held in trust by the Management Trustee for the owners of the various villas forming part of the said Project"

- xi) **"BASERA"** shall mean Basera Land Private Limited and shall include its successor and/or successors in office/interest and assigns.
- xii) **"MANOR"** shall mean Manor Vyapaar Private Limited and shall include its successor and/or successors in office/interest and assigns.
- xiii) **"SAMPAT"** shall mean Sampat Dealers Private Limited and shall include its successor and/or successors in office/interest and assigns.
- xiv) **"MATRIX"** shall mean South City Matrix Infrastructure Limited and shall include its successor and/or successors in office/interest and assigns.
- xv) **"COMMENCEMENT DATE"** shall mean 1st April, 2014.
- xvi) **"CONDUCTING MEDIA"** means pipes, wires, cables, sewers, drains, watercourses, trunking, ducts, conduits and other media for the provision of water, electricity, gas, telecommunications, heating, air-conditioning, ventilation and/or all other services and includes any fixing louvers, cowls and other ancillary apparatus.
- xvii) **"CONSENTS"** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the development of the Project.
- xviii) **"DEVELOPMENT COSTS"** shall mean the aggregate of all costs charges and expenses to be incurred by Developer for undertaking construction erection and completion of the said Project more fully and particularly described in Article IX of this Agreement.

- xix) **"Part I of the FIRST SCHEDULE PROPERTY"** shall mean the property belonging to the Developer and more fully described in PART I of the FIRST SCHEDULE hereunder written.
- xx) **"Part II of the FIRST SCHEDULE PROPERTY"** shall mean the property belonging to Basera and more fully described in PART II of the FIRST SCHEDULE hereunder written.
- xxi) **"Part III of the First SCHEDULE PROPERTY"** shall mean the property belonging to Manor and more fully described in PART III of the FIRST SCHEDULE hereunder written.
- xxii) **"PART IV OF FIRST SCHEDULE PROPERTY"** shall mean the property belonging to Sampat and more fully described in PART IV of the FIRST SCHEDULE hereunder written.
- xxiii) **"PART V OF THE FIRST SCHEDULE PROPERTY"** shall mean the property belonging to Matrix and more fully described in PART V of the FIRST SCHEDULE hereunder written.
- xxiv) **"Developers"** means the said SOUTH CITY PROJECTS (KOLKATA) LIMITED and shall include its successor and/or successors in office interest and assigns.
- xxv) **"DEVELOPMENT"** means demolition and clearance operations including excavation and all buildings and other construction work and all infrastructure works including but not limited to roads, pathways, street lighting, water supply, drainage, sewerage, power supply networks, HVAC systems, horticulture services including landscape lightings, solid waste management systems etc. for the development of the said Properties including ancillary works to be carried out by the Developer in terms of this agreement.

- xxvi) **"ENDUSERS"** shall mean such person and/or persons who may acquire a constructed space and/or spaces and/or villas and/or unit forming part of the said Project.
- xxvii) **"MATERIAL ADVERSE EFFECT"** means circumstances which may or do (i) render any right vested in a party by means of this agreement ineffective or (ii) adverse affect or restrict or frustrate the ability of any party to observe and perform in a timely manner its obligations under this agreement or the legality, validity, binding nature or enforceability of this agreement.
- xxviii) **"MATERIAL BREACH"** means a breach of the obligations, terms and conditions of this agreement or covenants by a party, which materially and substantially affects the performance of the transaction by this agreement or has a material adverse affect.
- xxix) **"NET SALES PROCEEDS"** means the amount arrived at after deducting from the gross sale proceeds, amount incurred on account of brokerage, advertisements, marketing costs and other miscellaneous expenses but will not include the construction costs.
- xxx) **"PARKING AREA"** means the parking area forming part of the said Project to be developed in accordance with schematic drawings.
- xxxi) **"PLAN"** shall mean the Plan sanctioned by the concerned authorities and shall include all modifications and/or alterations made thereto from time to time and sanctioned by the concerned authorities.
- xxxii) **"PROFESSIONAL TEAM"** shall mean the architects, civil engineer, structural engineers, mechanical and/or electrical engineers, surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.

xxxiii) **"PROJECT"** shall mean the development of the said total lands belonging to the parties hereto and to be undertaken for development in terms of this Agreement which, inter alia, consisting of various villas and constructed spaces and will also comprise of various other areas such as Spa, Resort, Community Bazar and other various sports and leisure facilities including the passage ways situated therein.

xxxiv) **"RESERVED AREAS-** shall mean and include the Spa, Resort, Community Bazar and other various sports and leisure facilities including the passage ways and drive ways situated therein and the same shall remain vested in the Developer without any right on the part of the land owners and/or Villa owners.

xxxv) **"TAXES"** shall mean all taxes, cesses, assessments, duties, levies and charges, including ad valorem taxes on real property, personal property taxes and business and occupation taxes imposed by any governmental authority on the owners namely the parties hereto in connection with the development of the said Properties and subsequent operation and maintenance of the same.

xxxvi) **"TRANSFER"** means to transfer, sell, assign, pledge, hypothecate, create a security interest in or lien on, place in trust, transfer by operation of law or in any other way subject to any encumbrance or dispose of, whether or not voluntarily

ARTICLE II - INTERPRETATIONS

2. Unless there is something in the subject or context inconsistent therewith:

2.1 Any reference in this Agreement to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended, modified, extended, or re-enacted whether before or after the date of this Agreement and to all statutory instruments orders and regulations for the time being made pursuant to it or deriving validity from it.

2.2 The meanings set forth for defined terms in this ARTICLE and all pronouns shall be equally applicable to both the singular and plural, masculine, feminine or neutral forms as the context may require.

2.3 All references in this Agreement to Articles and Annexures are to articles and annexures in or to this Agreement unless otherwise specified therein. The words "hereof," "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. The words "include", "including" and "among other things" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.

2.4 References in this Agreement to any document or agreement shall be deemed to include references to such document or agreement as amended, varied, restated, supplemented or replaced from time to time in accordance with the terms thereof and to include any side letters executed in connection therewith, except as otherwise provided in this Agreement.

2.5 The headings/captions of the several Articles of this Agreement are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.

2.6 References to writing include printing, typing, lithography and other means of reproducing words in a visible form.

2.7 Reference to days, months and years are to Gregorian days, months and calendar years respectively.

ARTICLE III – REPRESENTATIONS AND WARRANTIES BY THE DEVELOPER.

3.1 At or before execution of this Agreement the Developer has assured and represented to Land Owners as follows:

- i) That the Part I of First Schedule Property is the absolute property of the Developer and excepting the Developer no one else has any right title interest claim or demand into or upon the said First Schedule Property or any part or portion thereof.
- ii) That the said First Schedule Property is free from all encumbrances, charges, liens, lispens, attachments , trusts whatsoever or howsoever and that the Developer has a marketable title in respect thereof.
- iii) That the total area of land forming part of the said First Schedule Property is within the ceiling limits.
- iv) That the name of the Developer has been duly recorded in the Land Records and the Developer is in possession / enjoyment thereof.
- v) That this Agreement has been duly approved by the Board of Directors of the Developer.
- vi) That the Developer is legally competent to enter into this Agreement.

ARTICLE IV- REPRESENTATIONS AND WARRANTIES BY LAND OWNERS

4.1 At or before execution of this Agreement. Land Owners have assured and represented to the Developer as follows:

- i) That the Part II to Part V of the Firsts Schedule Property are the properties of the respective Landowners and excepting them no one else has any right title interest claim or demand into or upon the said properties or any part or portion thereof.
- ii) That the said properties are free from all encumbrances, charges, liens, lispens, attachments , trusts whatsoever or howsoever and that the Land Owners have a marketable title in respect thereof.

- iii) That the area of land belonging to the respective Land Owners are within the ceiling limits.
- iv) That the name of the Land Owners have been duly recorded in the Land Records and the Land Owners are in possession / enjoyment thereof.
- v) That this Agreement has been duly approved by the Board of Directors of the respective Land Owners.
- vi) That the Land Owners are legally competent to enter into this Agreement.

ARTICLE V – COMMENCEMENT AND DURATION

- 5.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from 1st day of April 2014 (hereinafter referred to as the **COMMENCEMENT DATE**)
- 5.2 Unless determined by the parties hereto by mutual consent, in writing, this Agreement shall remain in full force and effect until the said Project is completed in all regards

ARTICLE VI – PURPOSE AND OBJECT OF THIS AGREEMENT

- 6.1 By this Agreement it has been agreed by and between the parties hereto that the Developer will undertake development of the said Properties in accordance with the plan as sanctioned by the authorities concerned which amongst others will include construction of various villas and constructed spaces and will also comprise of various other areas such as Spa, Resort, Community Bazar and other various sports and leisure facilities including the passage ways situated therein and the entrances, exits, passageways, drive ways, gardens, park ways , generator , generator room and lighting for common spaces , Pump Room, Tubewell, overhead water tank, pump and motor room and other facilities, water pump, pump house, durwans room and other common parts and portions forming part of the said Project.

6.2 For the purposes of this Agreement the Developer shall be entitled to enter upon the said Lands presently belonging to the owners as a Licensee of the Land owners it being expressly made clear that nothing herein contained shall be construed as the Landowners putting the Developer in possession of the Lands owned by them as also the legal ownership, domain and control continue to vest in the owner till such time it is transferred to the prospective buyers of villas in the project. IT BEING MADE EXPRESSLY CLEAR that the Developer shall enter upon the said Lands as a Licensee of the Owners for the purpose of undertaking the development of the said project.

6.3 Owners and developers are entering into this agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between the owners and developers or a Joint Venture between the occupiers and Developers or constitute an Association of persons.

ARTICLE VII – APPROVED PLANNING

7.1 It shall be the obligation of the Developer to prepare or cause to be prepared by the Architect appointed by it a plan for being submitted in the name of the owners to the authorities concerned for sanction.

7.2 The said plan will envisage construction erection and completion of the project to comprise of the aforesaid facilities in order to encourage tourism in the State of West Bengal and to Sunderbans Delta in particular.

7.3 For the purpose of undertaking development of the said Properties it shall be at the absolute discretion of the Developer to cause the properties to be amalgamated at its own cost or to undertake development of the said properties without amalgamation thereof with the intent and object that the parties hereto will undertake integrated development of the said properties for the purpose of setting up and/or putting up the said Project and all costs charges and expenses including the Development Costs which may have to be incurred shall be paid borne and discharged by the Developer.

- 7.4 All costs charges and expenses for preparation of the said Plan, Architect Fees and other incidental amounts including payment of the sanction fee shall be paid borne and discharged by the Developer and the Land Owners will not be liable to contribute any amount on any account whatsoever or howsoever.
- 7.5 The said Plan will envisage construction erection and completion of the said Project which amongst others shall include Spa, Resort, Motel, Community Bazar Mall and Villas:
- 7.6 It shall be the obligation and responsibility of the Developer to apply for and obtain at its own cost all necessary permissions, approvals, consents and/or sanctions which may be needed for undertaking the said Project.
- 7.7 In as much as it is the intention of the parties to obtain maximum utilization upon development of the said Property, the Developer shall be entitled to modify and/or alter the said Plan as may be recommended by the Architect and the Land Owners agree to sign and execute all deeds documents, instruments and papers as may be necessary and/or required from time to time.

ARTICLE VIII- GRANT OF DEVELOPMENT RIGHT

- 8.1 In consideration of the Developer having agreed to incur all costs charges and expenses for undertaking development on the said Property and/or the said project, the land Owners have agreed to grant the exclusive right of development in respect of the said Part II to Part V of the First Schedule Property unto and in favour of the the Developer to enable the Developer to undertake integrated development of the said properties in accordance with the plan which may be sanctioned and/or modified and/or altered from time to time and in this regard the Developer is hereby authorized and shall be entitled to :

- i) apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Properties
- ii) take such steps as are necessary to divert all pipes, , cables or other conducting media in, under or above the Properties or any adjoining or neighboring Property and which need to be diverted as a result of the Development
- iii) install all electricity, gas, water, telecommunications, and surface and foul water drainage to the properties and shall ensure that the same connect directly to the mains
- iv) serve such notices and enter into such agreements with statutory undertakers or other companies as may be necessary to install the services
- v) give all necessary or usual notices under any statute for effecting the demolition and clearance of the properties and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said properties and shall keep the Land Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- vi) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Land Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings
- vii) remain responsible for any accident and/or mishap taking place while undertaking construction and completion of the said project in all regards in accordance with the said Plan which may be

sanctioned by authorities concerned and has agreed to keep the Land Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

- viii) comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- ix) comply or procure compliance with, all statutes and any enforceable codes of practice of the Gram Panchayat / Zilla Parishad or other authorities affecting the Properties or the development.
- x) take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Properties.
- xi) incur all costs charges and expenses for the purpose of constructing erecting and completing the said Project in accordance with the said Plan.
- xii) make proper provision for security of the said Properties during the course of development.
- xiii) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said properties or any part or portion thereof.
- xiv) not expose the Land Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.

- xv) To remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said project in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed in terms of this Agreement.
- xvi) The Developer shall be entitled to create a charge and/or lien over and in respect of the said Project land and the Land Owners agree and undertakes to sign and execute all deeds documents and instruments as may be necessary and/or required excepting that Land Owners shall in no way be responsible and/or liable for repayment of the said loan amount or interest accrued due thereon and Developer has agreed to indemnify and keep the Land Owners indemnified from and against all costs charges claims actions suits and proceedings arising there from.

8.2 While undertaking development of the said Properties the Developer shall:-

- i) install all sewerage, water, surface and waste water drainage from the Properties and shall ensure that the same connects directly with the mains.
- ii) give all necessary or usual notices under any applicable law affecting the Properties and clearance thereof, give all notices to all water, gas and other statutory authorities as may be necessary in respect of the development and pay all costs, fees and outgoings incidental or consequential to any such notice.
- iii) remain responsible for due compliance with all applicable law whether local, state or central and shall also remain responsible for any deviation in construction, which may not be in accordance with the sanctioned drawings.

- iv) incur all costs charges and expenses for construction of the said Project in all regards in accordance with the said Plan.

ARTICLE IX – TOTAL DEVELOPMENT COSTS

9.1 The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer, including, without limitation, the items listed below:

- i) The costs of obtaining planning permissions in respect of the development (including fees of the architects surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature.
- ii) The costs of investigations, surveys, and tests in respect of soil, drains, structures and rights of light and the cost of Khazna, mutation/conversion, price of earth, Panchayat Tax, conversion fee etc.
- iii) The costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development
- iv) The costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs.
- v) all rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the property or on the Owners or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party.

- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development.
- vii) All costs and interests and other finance costs payable by the Developer for undertaking development.

ARTICLE X – AUTHORISED REPRESENTATIVE

- 10.1 For the sake of convenience it has been agreed that **Mr Vikram Dalmia** (Customer Relationship Manager) shall be deemed to be the authorized representative of Developer and that **Mr. Tapas Dasgupta** (Director) shall be deemed to be the authorized representative of Basera, **Mr. Umesh Rungta** (Director) shall be deemed to be the authorized representative of Manor, **Mr. Subhash Chandra Patwari** (Director) shall be deemed to be the authorized representative of Sampat, **Mr. Pramod Chaudhary** (Director) shall be deemed to be the authorized representative of Matrix (hereinafter collectively referred to as the AUTHORISED REPRESENTATIVES) and any act deed or thing done by any of the authorized representatives shall be final conclusive and binding on the party to which such authorized representative belongs.
- 10.2 Any notice given to any of the authorized representative will be a notice to the persons whom such authorized representatives are representing

ARTICLE XI - DEVELOPMENT

- 11.1 For the purpose of undertaking development of the said Properties by setting up the said Project the Developer has already commenced the work from 1st April, 2014 being the Commencement date and shall:
 - i) proceed diligently to execute and complete the development and in this regard the Developer shall be entitled to demolish the existing building and/or structures standing thereon and all debris accruing there from shall belong to the Developer.

- ii) proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials details whereof will appear from the Second Schedule hereunder written and/or as may be recommended by the Architect free from any latent or inherent defect.
- iii) execute and complete the development in accordance with the approved plan and shall obtain all planning permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.
- iv) In connection with the development of the said properties, the Developer shall be entitled to appoint its own professional team for undertaking development.
- viii) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.
- ix) The Developer has used and shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to selection and preparation of all necessary performance specifications and requirements and to design of the Development for the purposes for which is to be used or specific.
- x) The approved plans shall be prepared competently and professionally so as to provide for construction erection and completion of the said Project free from any design defect and fit for the purpose for which is to be used.

- xi) The Developer shall commence and proceed diligently to execute and complete the development:
 - a) in a good and workman like manner with good quality of materials of their several kinds free from any latent or inherent defect (whether of design, workmanship or materials).
 - b) in accordance with the Approved Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement.
- ix) The Developer shall use its best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE XII - CONSTRUCTION AND COMPLETION - LICENSE

- 12.1 Immediately after execution of this Agreement the Land Owner shall allow the Developer to enter upon the site as a Licensee of the Land Owner to undertake development thereof by causing to be construed thereon new building and/or buildings in accordance with the Plan IT BEING EXPRESSLY AGREED AND DECLARED that juridical possession of the said Property shall always vest in the Owner until such time the development is completed in all regards and ownership is transferred to the prospective buyers of Villas etc in the project
- 12.2 It is hereby expressly agreed and declared that such right granted to the Developer to enter upon the said Property to undertake development thereof will not confer nor the Developer shall be entitled to claim right of possession, either constructive, juridical or otherwise and such right has been granted to the Developer only for the limited purpose of undertaking development of the Project in accordance with the Plan.

- 12.3 Unless prevented by circumstances beyond the control of the Developer, the said Project shall be constructed erected and completed in all regards within a period of 6 years with a grace period of 24 months from the Commencement Date (hereinafter referred to as the **COMPLETION DATE**).
- 12.4 In addition to the above, the Developer shall not be treated in breach of the performance of obligations if the Developer is prevented from proceeding with the work of construction by the circumstances beyond its control and/or by any circumstances amounting to Force Majeure as hereinafter stated.
- 12.5 The Developer shall be authorized in the name of the Land Owners in so far as is necessary to apply for and obtain building materials for the construction of the said project and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, and/ or gas to the said Project and other inputs and facilities required for the construction or for better use and enjoyment of the said Project for which purpose the Land Owners shall execute in favor of the Developer or its nominee or nominees a General Power of Attorney and other authorities as shall be needed and/or required by the the Developer.
- 12.6 The Developer shall at its own costs and expenses and without creating any financial and other liability on the Land Owners construct and complete the said Project in all regards in accordance with the sanctioned plans and any amendment thereto or modification thereof made or caused to be made by the Developer.
- 12.7 All costs charges and expenses including taxes and Architect's fees accruing due after the execution of this Agreement shall be paid borne and discharged by the Developer and the Land Owners shall bear no responsibility in this context.

- 12.8 The Developer hereby undertake to keep the Land Owners indemnified against all third party claims and actions arising out of any sort of act or omission of the part of the Developer in or relating to the construction of the said Project.
- 12.9 The Developer hereby undertakes to keep the Land Owners indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the said properties and/or in the matter of construction of the said project and/or for any defect therein.
- 12.10 If any accident or mishap takes place during construction until completion of the said project whether due to negligence or otherwise of the Developer, Architect or their labourers or contractors, the same shall be on account of the Developer and the Land Owners shall be fully absolved of any liability or claims thereof or therefrom.
- 12.11 The said Project shall be constructed erected and completed with such materials and/or specifications as may be recommended by the Architect.
- 12.12 Each of the parties and/or their respective authorized representatives shall be entitled to enter upon the said Project Lands for the purpose of inspecting the progress of the work of development and the Developer agrees and undertakes not to do any act deed or thing which may prevent or impede or cause any obstruction in the Landowners and/or their authorized representatives entering upon the said project lands.

**ARTICLE XIII - SERVICE AREAS AND
MANAGEMENT THEREOF**

- 13.1 In terms of the said scheme as formulated by the Owners and the Developer it has been agreed that the common parts and portions of the said project (details whereof will appear from the Second Schedule hereunder written) shall be maintain by South City Retreat Property Management Pvt Ltd (Management Company) who shall be entitled to allow the use of the same to the owners and/or occupiers of the various villas forming part of the said housing project.

- 13.2 The said Management Company shall also provide various common services subject to each of the Owners and/or Occupiers of the various villas and constructed areas making payment of the proportionate share of common area maintenance charges (CAM CHARGES) and also the remuneration of the Management Company.

ARTICLE XIV - REVENUE SHARING

- 14.1 After retaining for itself the said Reserved Area which is to vest in the Developer in terms of the scheme formulated by the Owners, the net sales proceeds consequent to sale and transfer of the various villas and other constructed spaces forming part of the said project by the Developer will be shared amongst the Owners in the manner following:

i)	South City	-	7.73%
ii)	Basera	-	12.00 %
iii)	Manor	-	7.00 %
iv)	Sampat	-	1.20 %
iv)	Matrix	-	1.60 %
v)	Developer	-	70.47%

- 14.2 **"NET SALES PROCEEDS"** means the amount arrived at after deducting from the gross sale proceeds, amount incurred on account of brokerage, advertisements, marketing costs and other miscellaneous expenses but will not include the construction costs.
- 14.3 The Developer shall be entitled to and the other Landowners consent to determine the price of sale and transfer of the various bungalows/villas forming part of the said project excepting that the Developer shall be under an obligation to keep the Landowners apprised about the determination of price and progress of sale of the said Villas/bungalows.
- 14.4 The Developer shall maintain a separate account in respect of the sale of the villas/bungalows forming part of the said project and each of the parties and/or any person and/or persons authorized by them shall be entitled to take inspection of such books of accounts and other related papers and make excerpts therefrom.

- 14.5 All agreements for sale and transfer of the various villas forming part of the said project will be entered into by the Developer in its own name and it will not be necessary for the Landowners to be parties to such agreements for sale and the Developer shall be entitled to receive realize and collect the sale proceeds and other amounts in its own name and to grant effectual receipts and/or discharges therefor excepting that the Landowners shall be the Vendors in the Deed of Conveyances to be executed in favour of the intending purchasers for the purpose of perfecting their title.

ARTICLE XV - TITLE DEEDS

- 15.1 The original title deeds in respect of the said properties will remain in the custody of Developer. However if required by order of any court and/or statutory body and/or authority, the Developer shall willingly produce the said title deeds for inspection.

ARTICLE XVI - MAINTENANCE OF THE COMMON PARTS AND PORTIONS FORMING PART OF THE SAID PROJECT

- 16.1 The Management Company shall be entitled to frame necessary rules and regulations for the purpose of regulating the user of the various Villas forming part of the said project and each of the persons intending to and/or acquiring a Villa in the said project shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges.

ARTICLE XVII - FORCE MAJEURE

- 17.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :

- i) Fire
- ii) Riot

- iii) Natural calamity
- iv) Tempest
- v) Local problem and/or local disturbance.
- vi) Any prohibitory order from the court, Gram Panchayat, Zilla Parishad Land Reform Authority.
- vii) Any other unavoidable circumstances beyond control of the Developer.

ARTICLE XVIII - LAND OWNERS' OBLIGATIONS

18.1 The Land Owners have agreed :

- i) To co-operate with the Developer in all respect for development of the said Properties in terms of this agreement.
- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the Project in accordance with the Plan which may be sanctioned by the authorities concerned.
- iv) The Land Owners will execute separate registered power of attornies in favor of the Developer or its nominee and/or nominees to enable the Developer to obtain sanction of the said Plan and to do such other acts deeds and things which are necessary and/or required towards construction work and the Land Owners shall also execute separate General Power of Attorneies in favor of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement

18.2 The Land Owners have agreed that without the consent of the Developer in writing, not to cancel and/or revoke the said Power of Attornies.

ARTICLE XIX- DEVELOPER'S INDEMNITY

- 19.1 Developer hereby undertakes to keep the Land Owners indemnified from and against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Project.
- 19.2 The Developer hereby undertakes to keep the Land Owners indemnified against all actions suits costs proceedings and claims that may arise out of Developer's action with regard to the development of the said Properties and/or in the matter of construction of the said Project and/or for any defect therein.
- 19.3 If any accident or mishap takes place during construction until completion of the project whether due to negligence or otherwise of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Land Owners shall be fully absolved of any liability or claim thereof or there from.

ARTICLE XX - BREACHES

- 20.1 In the event of any breach on the part of any of the parties hereto all such disputes and differences shall be referred to Arbitration as hereinafter appearing and none of the parties shall be entitled to initiate any proceedings against the other without referring all such disputes and differences to arbitration and the Land Owners hereby undertakes not to do any act deed or thing which may hinder and/or bring to a standstill the work of development

ARTICLE XXI - MUTUAL COVENANTS

- 21.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is to undertake development of the said properties and to sell and transfer the development in favour of various intending purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other.

- 21.2 The Land Owners hereby agree and undertake not to do any act deed or thing which may be in contravention and/or violation of any of the terms and conditions herein contained and to do all acts deeds and things as and when necessary and/or required for smooth implementation of this agreement.
- 21.3 The Land Owners agree and undertake not to do any act deed or thing which may cause hindrance or obstruction in the Developer undertaking the work of construction of the said project in terms of this agreement. The Land Owners further agree and undertake not to create any kind or charge and/or mortgage nor to lease out and/or let out and/or part with possession of the properties or any part thereof without the consent of the Developer, in writing.

ARTICLE XXII - MISCELLANEOUS

- 22.1 **FUTURE CONSTRUCTION** – If after sanction of the plan and before completion of the said project if the Developer shall obtain the right of making any further and/or additional construction (hereinafter referred to as the ADDITIONAL CONSTRUCTION) the Developer shall be entitled to undertake such additional construction and the Land Owners consent to the same. The said additional construction shall be shared between the parties hereto in such proportion as may be agreed upon the parties hereto in writing.
- 22.2 **ADJACENT/CONTIGUOUS LANDS** – In addition to the PROJECT LAND, it has been agreed by and between the parties hereto that the parties shall be entitled to acquire the freehold right and/or development right over and in respect of any adjoining and/or contiguous properties (hereinafter referred to as the ADDITIONAL LANDS/ADJOINING PREMISES) with the intent and object that consequent to acquisition of such Additional Lands/Adjoining Premises, parties will be entitled to cause the said adjoining premises to be amalgamated with the said Properties and upon such amalgamation to undertake development thereof which shall form part of the said Project:

- 22.3 The facilities and/or utilities and/or amenities to be provided for in the said Project to be constructed at the said properties as well as in the building and/or buildings to be constructed on the adjoining premises will remain for common use and enjoyment for all the owners and/or occupiers of the said Project.
- 22.4 The Developer shall be entitled to and Land Owners hereby consent to connect the drains, sewers, water, electric connection and other utilities and installations in the said project to be connected with the building and/or buildings to be constructed on the adjoining premises.
- 22.5 **BORROWING** : The Developer shall be entitled to obtain bank finance and/or banking facilities from any bank and/or financial institutions in its own name for the purpose of undertaking the said project and for the aforesaid purpose shall be entitled to create a charge and/or mortgage over and in respect of the right title interest of the Developer under this Agreement and/or in respect of the said Properties and the Land Owners hereby agree and undertake to sign and execute all deeds documents instruments and papers as may be necessary and/or required IT BEING EXPRESSLY AGREED AND DECLARED that in no event the Land Owners shall assume any liability and/or responsibility in respect of such loans and/or finances availed by the Developer and the Developer has agreed to keep the Land Owners and/or its Directors and Officers saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- 22.6 **RELATIONSHIP OF THE PARTIES -**
- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties
 - (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements

between the Developer as principal and the respective third parties and the Land Owners shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.

- 22.7 **NON WAIVER** - any delay tolerated and/or indulgence shown by the the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.
- 22.8 **ENTIRE AGREEMENT** - this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.
- 22.9 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (of if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

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22.10 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.

22.11 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them.

22.12 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

22.13 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

22.14 All municipal rates taxes and other outgoings including Khazana (hereinafter referred to as the RATES & TAXES) payable in respect of the said properties upto the date of execution of this Agreement shall be paid by the Developer and the Land Owners respectively and thereafter it shall be the obligation and responsibility of the Developer to make payment of all municipal rates and taxes till completion of the said project.

22.15 The Agreement (together with schedules, if any) the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto

22.16 This agreement shall be binding on the parties hereto and their respective successors and assigns.

22.17 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendment to the Articles.

22.18 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.

22.19 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

ARTICLE XXIII - ARBITRATION

23.1 The parties as far as possible shall try and resolve all disputes and differences which may arise amicably but in the event of such differences and/or disputes are not capable of being amicably resolved then and in that event the parties have agreed to refer the same to arbitration whereby each party shall be entitled to appoint one Arbitrator and the said two

arbitrators shall be entitled to obtain the Third Arbitrator (Presiding Arbitrator) and the same shall be deemed to be a reference within the meaning of the Arbitration and conciliation Act 1996 or any other statutory modification or enactment for the time being thereto in force.

23.2 The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions.

23.3 It would not be obligatory on the part of the Arbitrators to give any speaking and/or reasoned award.

23.4 The parties agree and covenant with each other that they have full trust and faith in the Arbitrators and agree to abide by all their awards and/or directions and not to challenge or dispute the same in any manner whatsoever or howsoever.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

(PART I (A) - THE FIRST SCHEDULE PROPERTY)

(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of land measuring more or less **8.14 acres** Under ADSR office - Bhangar, Gram panchayet - Narayanpur and Benotta, District - South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1440	4	0.54
Bairampur	41	Bhangar	1440	5	0.42
Bairampur	41	Bhangar	1440	20	1.50
Bairampur	41	Bhangar	1440	21	0.30
Bairampur	41	Bhangar	1440	24	1.54

Bairampur	41	Bhangar	1440	25	0.33
Bairampur	41	Bhangar	1440	13	0.05
Bairampur	41	Bhangar	1440	16	0.05
Bairampur	41	Bhangar	1440	17	0.25
Bairampur	41	Bhangar	1440	127	0.08
Bairampur	41	Bhangar	1440	131	0.38
Bairampur	41	Bhangar	1440	139	0.41
Bairampur	41	Bhangar	1440	146	0.26
Ghunimeghi	44	Bhangar	1687	216/233 RR Plot 13	0.10
Ghunimeghi	44	Bhangar	1687	218	0.24
Ghunimeghi	44	Bhangar	1687	219	0.30
Ghunimeghi	44	Bhangar	1687	220	0.18
Ghunimeghi	44	Bhangar	1687	221	0.67
Kharamba	34	Bhangar	2500	791	0.16
Korolberia	31	K.L.C	2022	1274	0.32
Korolberia	31	K.L.C.	2022	1286	0.01
Korolberia	31	KLC	2022	1288	0.05
				Total	8.14

(PART I (B) – THE FIRST SCHEDULE PROPERTY)

(DESCRIPTION OF THE SANCTIONED PROPERTY)

All that piece and parcel of land measuring more or less **7.19 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur and Benotta, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1440	4	0.54
Bairampur	41	Bhangar	1440	5	0.42
Bairampur	41	Bhangar	1440	13	0.05
Bairampur	41	Bhangar	1440	17	0.25
Bairampur	41	Bhangar	1440	20	1.50
Bairampur	41	Bhangar	1440	21	0.30
Bairampur	41	Bhangar	1440	24	1.54
Bairampur	41	Bhangar	1440	25	0.33
Bairampur	41	Bhangar	1440	127	0.08
Bairampur	41	Bhangar	1440	131	0.38
Bairampur	41	Bhangar	1440	146	0.13
Ghunimeghi	44	Bhangar	1687	218	0.24
Ghunimeghi	44	Bhangar	1687	219	0.30
Ghunimeghi	44	Bhangar	1687	220	0.18
Ghunimeghi	44	Bhangar	1687	221	0.53
Kharamba	34	Bhangar	2500	791	0.10
Korolberia	31	K.L.C	2022	1274	0.32
TOTAL					7.19

PART - II**(PART II (A) – THE FIRST SCHEDULE PROPERTY)****(DESCRIPTION OF THE PROPERTY)**

All that piece and parcel of land measuring more or less **11.85 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur and Benotta, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1152	2	0.09
Bairampur	41	Bhangar	1152	3	0.45
Bairampur	41	Bhangar	1152	10	0.15
Bairampur	41	Bhangar	1152	11	0.14
Bairampur	41	Bhangar	1152	12	0.37
Bairampur	41	Bhangar	1152	13	0.14
Bairampur	41	Bhangar	1152	21	0.12
Bairampur	41	Bhangar	1152	26	0.20
Bairampur	41	Bhangar	1152	27	0.35
Bairampur	41	Bhangar	1152	30/640	0.31
Bairampur	41	Bhangar	1152	119	0.10
Bairampur	41	Bhangar	1152	121	0.32
Bairampur	41	Bhangar	1152	122	0.09
Bairampur	41	Bhangar	1152	123	0.36
Bairampur	41	Bhangar	1152	124	0.05
Bairampur	41	Bhangar	1152	125	0.19
Bairampur	41	Bhangar	1152	127	0.72
Bairampur	41	Bhangar	1152	128	0.41
Bairampur	41	Bhangar	1152	130	0.14
Bairampur	41	Bhangar	1152	132	0.23
Bairampur	41	Bhangar	1152	126/652	0.31
Ghunimeghi	44	Bhangar	1601	216/233 RR Plot 10	1.49
Ghunimeghi	44	Bhangar	1601	216/233 RR Plot 11	0.66
Ghunimeghi	44	Bhangar	1601	216/233 RR Plot 12	1.48
Ghunimeghi	44	Bhangar	1601	216/233 RR Plot 13	1.08
Kharamba	34	Bhangar	2097	791	0.44
Korolberia	31	K.L.C	2023	1275	0.16
Korolberia	31	K.L.C	2023	1277	0.07
Korolberia	31	K.L.C	2023	1283	0.51
Total					11.85

(PART II (B) – THE FIRST SCHEDULE PROPERTY)
(DESCRIPTION OF THE SANCTIONED PROPERTY)

All that piece and parcel of land measuring more or less **8.23 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur and Benotta, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1152	2	0.09
Bairampur	41	Bhangar	1152	3	0.45
Bairampur	41	Bhangar	1152	10	0.15
Bairampur	41	Bhangar	1152	11	0.14
Bairampur	41	Bhangar	1152	18	0.29
Bairampur	41	Bhangar	1152	21	0.12
Bairampur	41	Bhangar	1152	26	0.20
Bairampur	41	Bhangar	1152	30/640	0.31
Bairampur	41	Bhangar	1152	119	0.10
Bairampur	41	Bhangar	1152	121	0.32
Bairampur	41	Bhangar	1152	122	0.08
Bairampur	41	Bhangar	1152	123	0.12
Bairampur	41	Bhangar	1152	125	0.13
Bairampur	41	Bhangar	1152	127	0.60
Bairampur	41	Bhangar	1152	128	0.41
Bairampur	41	Bhangar	1152	130	0.14
Bairampur	41	Bhangar	1152	132	0.23
Bairampur	41	Bhangar	1152	126/652	0.31
Ghunimeghi	44	Bhangar	1601	216/233 LOP No 10	1.49
Ghunimeghi	44	Bhangar	1601	216/233 LOP No 11	0.66
Ghunimeghi	44	Bhangar	1601	216/233 LOP No 12	1.48
Ghunimeghi	44	Bhangar	1601	216/233 LOP No 13	0.07
Kharamba	34	Bhangar	2097	791	0.09
Korolberia	31	K.L.C	2023	1275	0.16
Korolberia	31	K.L.C	2023	1277	0.07
Korolberia	31	K.L.C	2023	1283	0.40
Total					8.61

PART - III**(PART III (A) - THE FIRST SCHEDULE PROPERTY)****(DESCRIPTION OF THE PROPERTY)**

All that piece and parcel of land measuring more or less **7.39 acres** Under ADSR office - Bhangar, Gram panchayet - Narayanpur and Benotta, District - South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1441	6	0.18
Bairampur	41	Bhangar	1441	8	0.44
Bairampur	41	Bhangar	1441	9	0.12
Bairampur	41	Bhangar	1441	13	0.55
Bairampur	41	Bhangar	1441	16	0.49
Bairampur	41	Bhangar	1441	17/639	0.03
Bairampur	41	Bhangar	1441	19	0.05
Bairampur	41	Bhangar	1441	21	0.16
Bairampur	41	Bhangar	1441	22	1.10
Bairampur	41	Bhangar	1441	120	0.74
Bairampur	41	Bhangar	1441	122	0.23
Bairampur	41	Bhangar	1441	124	0.09
Bairampur	41	Bhangar	1441	127	0.08
Bairampur	41	Bhangar	1441	126/652	0.14
Ghunimeghi	44	Bhangar	1913	218	0.70
Ghunimeghi	44	Bhangar	1913	221	0.02
Ghunimeghi	44	Bhangar	1913	636/1298 RR Plot 14	0.33
Korolberia	31	K.L.C	2048	1275	0.10
Korolberia	31	K.L.C	2048	1278	0.32
Korolberia	31	K.L.C	2048	1283	0.33
Korolberia	31	K.L.C	2048	1286	0.18
Korolberia	31	K.L.C	2048	1287	0.17
Korolberia	31	K.L.C	2048	1288	0.84
Total					7.39

(PART III (B) - THE FIRST SCHEDULE PROPERTY)**(DESCRIPTION OF THE SANCTIONED PROPERTY)**

All that piece and parcel of land measuring more or less **5.21 acres** Under ADSR office - Bhangar, Gram panchayet - Narayanpur and Benotta, District - South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1441	6	0.18
Bairampur	41	Bhangar	1441	8	0.44
Bairampur	41	Bhangar	1441	9	0.12
Bairampur	41	Bhangar	1441	13	0.47
Bairampur	41	Bhangar	1441	16	0.05
Bairampur	41	Bhangar	1441	17/639	0.03
Bairampur	41	Bhangar	1441	19	0.05
Bairampur	41	Bhangar	1441	22	0.92
Bairampur	41	Bhangar	1441	120	0.74
Bairampur	41	Bhangar	1441	127	0.08
Bairampur	41	Bhangar	1441	126/652	0.14
Ghunimeghi	44	Bhangar	1913	218	0.40
Korolberia	31	K.L.C	2048	1275	0.07
Korolberia	31	K.L.C	2048	1283	0.33
Korolberia	31	K.L.C	2048	1286	0.18
Korolberia	31	K.L.C	2048	1287	0.17
Korolberia	31	K.L.C	2048	1288	0.84
TOTAL					5.21

PART - IV

(PART IV (A) – THE FIRST SCHEDULE PROPERTY) (DESCRIPTION OF THE PROPERTY)

All that piece and parcel of land measuring more or less **1.29 acre**. Under ADSR office – Bhangar, Gram panchayet – Narayanpur and Benotta, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1444	129	0.09
Bairampur	41	Bhangar	1444	146	0.06
Bairampur	41	Bhangar	1444	161	0.21
Kharamba	34	Bhangar	2504	790	0.30
Kharamba	34	Bhangar	2504	791	0.04
Korolberia	31	K.L.C	2085	1275	0.05
Korolberia	31	K.L.C	2085	1277	0.06
Korolberia	31	K.L.C	2085	1283	0.48
Total					1.29

(PART IV (B) – THE FIRST SCHEDULE PROPERTY)
(DESCRIPTION OF THE SANCTIONED PROPERTY)

All that piece and parcel of land measuring more or less **1.25 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur and Benotta, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1444	129	0.09
Bairampur	41	Bhangar	1444	146	0.06
Bairampur	41	Bhangar	1444	161	0.21
Kharamba	34	Bhangar	2504	790	0.30
Korolberia	31	K.L.C	2085	1275	0.05
Korolberia	31	K.L.C	2085	1277	0.06
Korolberia	31	K.L.C	2085	1283	0.48
Total					1.25

PART - V

(PART V (A) – THE FIRST SCHEDULE PROPERTY)
(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of land measuring more or less **1.68 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur ~~Benotta~~, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1443	1	0.35
Bairampur	41	Bhangar	1443	6	0.18
Bairampur	41	Bhangar	1443	7	0.19
Bairampur	41	Bhangar	1443	17/639	0.09
Bairampur	41	Bhangar	1443	22	0.20
Bairampur	41	Bhangar	1443	28	0.44
Bairampur	41	Bhangar	1443	122	0.17
Bairampur	41	Bhangar	1443	124	0.06
Total					1.68

Vikram Dalmia

(PART V (B) - THE FIRST SCHEDULE PROPERTY)**(DESCRIPTION OF THE SANCTIONED PROPERTY)**

All that piece and parcel of land measuring more or less **1.24 acres** Under ADSR office – Bhangar, Gram panchayet – Narayanpur, District – South 24 Parganas, more details are as follows.

Mouza	JL No	Police Station	L.R Khatian No	Dag No	Area of Land in Acre.
Bairampur	41	Bhangar	1443	1	0.35
Bairampur	41	Bhangar	1443	6	0.18
Bairampur	41	Bhangar	1443	7	0.19
Bairampur	41	Bhangar	1443	17/639	0.09
Bairampur	41	Bhangar	1443	22	0.20
Bairampur	41	Bhangar	1443	122	0.17
Bairampur	41	Bhangar	1443	124	0.06
TOTAL					1.24

THE SECOND SCHEDULE ABOVE REFERRED TO**(Service Area)**

SERVICE AREAS shall mean and include the various common parts and portions of the said project which shall include as follows.

- Entrances.
- exits.
- passageways, and drive ways, (except those forming part of reserved area).
- Gardens.
- path ways , Pavement.
- generator , generator room.
- Pump Room.
- Tubewell.
- water reservoir.
- pump and motor room and other facilities.
- water pump.
- pump house.
- Durwans /Caretaker room .

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

SIGNED AND DELIVERED BY SOUTH CITY PROJECTS (KOLKATA) LIMITED at Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)

South City Projects (Kolkata) Ltd.
Vikram Dalmia
Authorised Signatory

SIGNED AND DELIVERED BY BASERA LAND PRIVATE LIMITED at Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)

Basera Land Pvt. Ltd.

(Signature)
Director
(TAPAS DASGUPTA)

SIGNED AND DELIVERED BY MANOR VYAPYAAR PVT. LTD at Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)

Manor Vyapaar Pvt. Ltd.

(Signature)
Director

SIGNED AND DELIVERED BY SAMPAT DEALERS PVT. LTD. at Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)

Sampat Dealers Pvt. Ltd.

(Signature)
Director

(SUBHATSH CHANDRA PATWARI)

SIGNED AND DELIVERED BY SOUTHCITY MATRIX INFRASTRUCTURE LTD. At Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)

South City Matrix Infrastructure Ltd.

(Signature)
Director
Pranesh Choudhary

~~SIGNED AND DELIVERED BY SOUTH CITY RETREAT PROPERTY MANAGEMENT PVT LTD. at Kolkata in the presence of.~~

~~(Subscribed Ch. Dm)~~

SIGNED AND DELIVERED BY SOUTH CITY PROJECTS (KOLKATA) LIMITED (DEVELOPER) at Kolkata in the presence of.

(Signature)
(Subscribed Ch. Dm)

(Subscribed Ch. Dm)
b-old lost office & Kolkata. 752001

South City Projects (Kolkata) Ltd.
Vikram Dalmia
Authorised Signatory

DRAFTED AND PREPARED
IN MY OFFICE:
Ajay Gaggar
AJAY GAGGAR
ADVOCATE HIGH COURT
CALCUTTA
Enrolment No.1160/2003

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
1.	Vikram Dalma						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
2.	Pragya						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
3.	Umesh Rungto						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
4.	infatant						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

47

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>W. P. M. Chaudhary</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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

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

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



Government of West Bengal

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

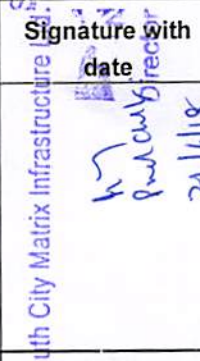
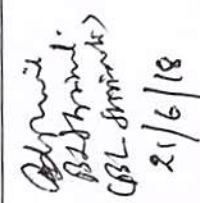
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000917853/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Vikram Dalmia 375, Prince Anwar Shah Road,, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Representative of Developer [South City Projects Kolkata Limited] ,[SOUTH CITY PROJECTS KOLKATA LTD]			1809 1808 South City Projects (Kolkata) Ltd. Vikram Dalmia Authorised Signatory 21/06/18
2	Mr Tapas Dasgupta 1, Grastin Place,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [Basera Land Pvt Ltd]			Basera Land Pvt. Ltd. Tapas Dasgupta 21.06.18 Direct

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr Umesh Rungta 9/5, N C Choudhury Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042	Representative of Land Lord [Manor Vyapaar Pvt Ltd]		 18/18	 Manor Vyapaar Pvt. Ltd. Director 21/6/18
4	Mr Subhash Chandra Patwari 19A, Sarat Bose Road,, P.O:- Elgin, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [Sampat Dealers Pvt Ltd]		 18/12	 Sampat Dealers Pvt. Ltd. Director 21/6/18
5	Mr Pramod Choudhary RR-10, Basanti Road,, P.O:- Bojherhat, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Representative of Land Lord [Southcity Matrix Infrastructure Ltd]		 18/13	 South City Matrix Infrastructure Ltd. Director 21/6/18
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr BHANWAR LAL SHRIMALI Son of Late MADAN LAL 123, R G NAGAR ROAD, P.O:- HIND MOTOR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233	Mr Vikram Dalmia, Mr Tpas Dasgupta, Mr Umesh Rungta, Mr Subhash Chandra Patwari, Mr Pramod Choudhary		 21/6/18	

(Malay Chakrabarty)

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

50

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

GRN: 19-201819-025123395-1

Payment Mode

Online Payment

GRN Date: 21/06/2018 13:39:51

Bank :

HDFC Bank

BRN : 549445673

BRN Date: 21/06/2018 13:40:39

DEPOSITOR'S DETAILS

Id No. : 19010000917853/2/2018

[Query No./Query Year]

Name : SOUTH CITY PROJECTS KOLKATA LTD

Contact No. : Mobile No. : +91 8420762742

E-mail : SATYAJIT@SOUTHCITYPROJECTS.COM

Address : 375 PRINCE ANWAR SHAH ROAD KOLKATA 68

Applicant Name : Mr South City Projects Kolkata Limited

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000917853/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	19010000917853/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

75021

In Words : Rupees Seventy Five Thousand Twenty One only





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চলিতকৃত আইডি / Enrollment No.: 2016/00366/20306

To
Umesh Rungta

উমেশ রুংতা
S/O: Kailash Chandra Rungta

9C
Tal Bagan Lane
Near Park Circus Maidan

Beriapukur
Circus Avenue
Circus Avenue, Kolkata,

West Bengal - 700017
9339727016



KA070312800FH

07031280



আপনার আধার সংখ্যা / Your Aadhaar No.:

2676 1053 1336

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



উমেশ রুংতা
Umesh Rungta

জন্মতারিখ / DOB: 31/01/1966

পুরুষ / Male

2676 1053 1336



আমার আধার, আমার পরিচয়

Umesh Rungta



Government of India



তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

পিকানা: এম/ও: কৈলাশ চন্দ্র রুংতা,
৯সি, তাল বাগান লেন, পার্ক মার্কেস
ময়দানের নিকট, বেরিাপুকুর,
সার্কাস এভিনিউ, কোলকাতা, সার্কাস
আওয়ে, পশ্চিম বঙ্গ, ৭০০০১৭

Address: S/O: Kailash Chandra
Rungta, 9C, Tal Bagan Lane,
Near Park Circus Maidan,
Beriapukur, Circus Avenue,
Kolkata, Circus Avenue, West
Bengal, 700017

2676 1053 1336



help @ uidai.gov.in

www.uidai.gov.in

Umesh Rungta

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGCS5373K



नाम /NAME

SAMPAT DEALERS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

31-08-1995

CBTas

आयकर आयुक्त, प.ब.-III

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

Sampat Dealers Pvt. Ltd.

Director

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

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

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUTH CITY PROJECTS (KOLKATA)
LIMITED

27/04/1995

Permanent Account Number

AAACD8933A

15102009

South City Projects (Kolkata) Ltd.

Authorised Signatory

इस कार्ड के खोने / घाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, साफायर चैंबर,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045 .

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tuinfo@nsdl.co.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKRAM DALMIA
PAWAN KUMAR DALMIA
06/05/1979



Permanent Account Number
ACQPD3127K

Vikram Dalmia
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.

Vikram Dalmia

 भारत सरकार GOVERNMENT OF INDIA	
	विक्रम डालमिया Vikram Dalmia
	पिता : पवन कुमार डालमिया Father : Pawan Kumar Dalmia
	जन्म साल / Year of Birth : 1979
	पुरुष / Male
8795 7390 2668	
आधार - साधारण मानुषेर अधिकार	

 भारतीय विशिष्ट परिचय प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
ठिकाण: 3 1H, KHELAT BABU LANE, BELGACHIA, Belgachia S.O., पश्चिमबঙ্গ, 700037	Address: 3 1H, KHELAT BABU LANE, BELGACHIA, Belgachia S.O., Belgachia, Kolkata, West Bengal, 700037
 1947 1800 180 1947	 help@uidai.gov.in
 www.uidai.gov.in	 P.O. Box No.1947, Bengaluru-560 001

Vikram Dalmia

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCB9021C



नाम /NAME

BASERA LAND PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

27-07-1995

K. B. Das

आयकर आयुक्त, प.वं.-III

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

Basera Land Pvt. Ltd.

[Signature]
Director

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

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 069.

Basera Land Pvt. Ltd.

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAS DASGUPTA

PROMODE RANJAN DASGUPTA

08/01/1942

Permanent Account Number
ADNPD9565B

Signature

17022015

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Signature

भारत सरकार
GOVERNMENT OF INDIA



তাপস দাসগুপ্ত
Tapas Dasgupta
পিতা : পি.আর.দাসগুপ্ত
Father : P.R.DASGUPTA
জন্ম সাল / Year of Birth : 1942
পুরুষ / Male



5193 9767 3959

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৮, একডালিয়া রোড, বালিগুঞ্জ এস
ও, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯

Address:
8, EKDALIA ROAD,
Ballygunge S.O, Ballygunge,
Kolkata, West Bengal,
700019


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No.1947,
Bongasuru-560 001

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOR VYAPAAR PRIVATE LIMITED



22/02/2006

Permanent Account Number

AAECM6955F

18092007

Manor Vyapaar Pvt. Ltd.

Umesh Singh
Director

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Manor Vyapaar Pvt. Ltd.

Umesh Singh
Director

60

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UMESH RUNGTA

KAILASH CHANDRA RUNGTA

31/01/1966
Permanent Account Number

ADBPR1553K

Umesh Rungta
Signature

भारत सरकार

29122010

Umesh Rungta

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Umesh Rungta

61

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

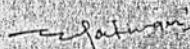
SUBHASH CHANDRA PATWARI

JANKI LAL PATWARI

07/07/1959

Permanent Account Number

AGBPP7151J


Signature



13092008



62


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCL0116137



নির্বাচকের নাম : সুভাষচন্দ্র পাটওয়ারী
Elector's Name : Subhashchandra Patwari

পিতার নাম : জানকীলাল পাটওয়ারী
Father's Name : Janaklal Patwari

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ : 07/07/1959
Date of Birth : 07/07/1959

Subhashchandra Patwari

63

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
नाम / Name SOUTH CITY MATRIX INFRASTRUCTURE LIMITED	AADCB2535P	
निगमन/गठन की तारीख Date of Incorporation / Formation 03/08/2007		20072017

h4
Real Chudh.

64



भारत सरकार
GOVERNMENT OF INDIA



ভানয়ার লাল শ্রীমলী
Bhanwar Lal Shrimali
জন্মতারিখ/DOB: 26/11/1955
পুরুষ/ MALE



7034 0813 8607

আধার - সাধারণ মানুষের অধিকার

(Signature)
(Bhanwar Lal Shrimali)



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

ঠিকানা:

123, R.G NAGAR ROAD,

123, আর.জি নগর রোড, উত্তরপাড়া

Uttarpara Kotrung(M), HOOGHLY, (কোতরুং(এম), হুগলী,

WEST BENGAL - 712233

পশ্চিমবঙ্গ - 712233

7034 0813 8607

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

65

आयकर विभाग
INCOME TAX DEPARTMENT
PRAMOD CHAUDHARY
SREEGOPAL CHAUDHARY
17/10/1956
Permanent Account Number
ACTPC07D4C
Signature

भारत सरकार
GOVT. OF INDIA

15552013

by
Pramod

Major Information of the Deed

Deed No :	I-1901-04752/2018	Date of Registration	22/06/2018
Query No / Year	1901-0000917853/2018	Office where deed is registered	
Query Date	12/06/2018 12:05:44 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	South City Projects Kolkata Limited 375, Prince Anwar Shah Road,, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700068, Mobile No. : 8420762742, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 38,44,22,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bhargar, Gram Panchayat: NARAYANPUR, Mouza: Bairampur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4	RS-1440	Bastu	Bastu	0.54 Acre		61,56,000/-	Property is on Road
L2	RS-5	RS-1440	Bastu	Bastu	0.42 Acre		47,88,000/-	Property is on Road
L3	RS-20	RS-1440	Bastu	Bastu	1.5 Acre		1,71,00,000/-	Property is on Road
L4	RS-21	RS-1440	Bastu	Bastu	0.3 Acre		34,20,000/-	Property is on Road
L5	RS-24	RS-1440	Bastu	Bastu	1.54 Acre		1,75,56,000/-	Property is on Road
L6	RS-25	RS-1440	Bastu	Bastu	0.33 Acre		37,62,000/-	Property is on Road
L7	RS-13	RS-1440	Bastu	Bastu	0.05 Acre		5,70,000/-	Property is on Road
L8	RS-16	RS-1440	Bastu	Bastu	0.05 Acre		5,70,000/-	Property is on Road
L9	RS-17	RS-1440	Bastu	Bastu	0.25 Acre		28,50,000/-	Property is on Road
L10	RS-127	RS-1440	Bastu	Bastu	0.08 Acre		9,12,000/-	Property is on Road
L11	RS-131	RS-1440	Bastu	Bastu	0.38 Acre		43,32,000/-	Property is on Road
L12	RS-139	RS-1440	Bastu	Bastu	0.41 Acre		46,74,000/-	Property is on Road
L13	RS-146	RS-1440	Bastu	Bastu	0.26 Acre		29,64,000/-	Property is on Road
L14	RS-2	RS-1152	Bastu	Bastu	0.09 Acre		10,26,000/-	Property is on Road
L15	RS-3	RS-1152	Bastu	Bastu	0.45 Acre		51,30,000/-	Property is on Road

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

L16	RS-10	RS-1152	Bastu	Bastu	0.15 Acre		17,10,000/-	Property is on Road
L17	RS-11	RS-1152	Bastu	Bastu	0.14 Acre		15,96,000/-	Property is on Road
L18	RS-12	RS-1152	Bastu	Bastu	0.37 Acre		42,18,000/-	Property is on Road
L19	RS-18	RS-1152	Bastu	Bastu	0.43 Acre		49,02,000/-	Property is on Road
L20	RS-21	RS-1152	Bastu	Bastu	0.12 Acre		13,68,000/-	Property is on Road
L21	RS-26	RS-1152	Bastu	Bastu	0.2 Acre		22,80,000/-	Property is on Road
L22	RS-27	RS-1152	Bastu	Bastu	0.35 Acre		39,90,000/-	Property is on Road
L23	RS-30/640	RS-1152	Bastu	Bastu	0.31 Acre		35,34,000/-	Property is on Road
L24	RS-119	RS-1152	Bastu	Bastu	0.1 Acre		11,40,000/-	Property is on Road
L25	RS-121	RS-1152	Bastu	Bastu	0.32 Acre		36,48,000/-	Property is on Road
L26	RS-122	RS-1152	Bastu	Bastu	0.09 Acre		10,26,000/-	Property is on Road
L27	RS-123	RS-1152	Bastu	Bastu	0.36 Acre		41,04,000/-	Property is on Road
L28	RS-124	RS-1152	Bastu	Bastu	0.05 Acre		5,70,000/-	Property is on Road
L29	RS-125	RS-1152	Bastu	Bastu	0.19 Acre		21,66,000/-	Property is on Road
L30	RS-127	RS-1152	Bastu	Bastu	0.72 Acre		82,08,000/-	Property is on Road
L31	RS-128	RS-1152	Bastu	Bastu	0.41 Acre		46,74,000/-	Property is on Road
L32	RS-130	RS-1152	Bastu	Bastu	0.14 Acre		15,96,000/-	Property is on Road
L33	RS-132	RS-1152	Bastu	Bastu	0.23 Acre		26,22,000/-	Property is on Road
L34	RS-126/652	RS-1152	Bastu	Bastu	0.31 Acre		35,34,000/-	Property is on Road
L35	RS-6	RS-1441	Bastu	Bastu	0.18 Acre		20,52,000/-	Property is on Road
L36	RS-8	RS-1441	Bastu	Bastu	0.44 Acre		50,16,000/-	Property is on Road
L37	RS-9	RS-1441	Bastu	Bastu	0.12 Acre		13,68,000/-	Property is on Road
L38	RS-13	RS-1441	Bastu	Bastu	0.55 Acre		62,70,000/-	Property is on Road
L39	RS-16	RS-1441	Bastu	Bastu	0.49 Acre		55,86,000/-	Property is on Road
L40	RS-17/639	RS-1441	Bastu	Bastu	0.03 Acre		3,42,000/-	Property is on Road
L41	RS-19	RS-1441	Bastu	Bastu	0.05 Acre		5,70,000/-	Property is on Road
L42	RS-21	RS-1441	Bastu	Bastu	0.16 Acre		18,24,000/-	Property is on Road

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

L43	RS-22	RS-1441	Bastu	Bastu	1.1 Acre		1,25,40,000/-	Property is on Road
L44	RS-120	RS-1441	Bastu	Bastu	0.74 Acre		93,24,000/-	Property is on Road
L45	RS-122	RS-1441	Bastu	Bastu	0.23 Acre		26,22,000/-	Property is on Road
L46	RS-124	RS-1441	Bastu	Bastu	0.09 Acre		10,26,000/-	Property is on Road
L47	RS-127	RS-1441	Bastu	Bastu	0.08 Acre		9,12,000/-	Property is on Road
L48	RS-126/652	RS-1441	Bastu	Bastu	0.14 Acre		15,96,000/-	Property is on Road
L49	RS-129	RS-1444	Bastu	Bastu	0.09 Acre		10,26,000/-	Property is on Road
L50	RS-146	RS-1444	Bastu	Bastu	0.06 Acre		6,84,000/-	Property is on Road
L51	RS-161	RS-1444	Bastu	Bastu	0.21 Acre		23,94,000/-	Property is on Road
L52	RS-1	RS-1443	Bastu	Bastu	0.35 Acre		39,90,000/-	Property is on Road
L53	RS-6	RS-1443	Bastu	Bastu	0.18 Acre		20,52,000/-	Property is on Road
L54	RS-7	RS-1443	Bastu	Bastu	0.19 Acre		21,66,000/-	Property is on Road
L55	RS-17/639	RS-1442	Bastu	Bastu	0.09 Acre		10,26,000/-	Property is on Road
L56	RS-22	RS-1443	Bastu	Bastu	0.2 Acre		22,80,000/-	Property is on Road
L57	RS-28	RS-1443	Bastu	Bastu	0.44 Acre		50,16,000/-	Property is on Road
L58	RS-122	RS-1443	Bastu	Bastu	0.17 Acre		19,38,000/-	Property is on Road
L59	RS-124	RS-1443	Bastu	Bastu	0.06 Acre		6,84,000/-	Property is on Road
L60	RS-13	RS-1152	Bastu	Bastu	0.14 Acre		15,96,000/-	Property is on Road
		TOTAL :			1822Dec	0 /-	2085,96,000 /-	

District: South 24-Parganas, P.S:- Bhangar, Gram Panchayat: NARAYANPUR, Mouza: Ghunimeghi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L61	RS-216/233	RS-1687	Bastu	Bastu	0.1 Acre		15,00,000/-	Property is on Road
L62	RS-218	RS-1687	Bastu	Bastu	0.24 Acre		18,72,000/-	Property is on Road
L63	RS-219	RS-1987	Bastu	Bastu	0.3 Acre		23,40,000/-	Property is on Road
L64	RS-220	RS-1687	Bastu	Bastu	0.18 Acre		14,04,000/-	Property is on Road
L65	RS-221	RS-1687	Bastu	Bastu	0.67 Acre		52,26,000/-	Property is on Road
L66	RS-216/233	RS-1601	Bastu	Bastu	1.49 Acre		2,23,50,000/-	Property is on Road
L67	RS-216/233	RS-1601	Bastu	Bastu	0.66 Acre		99,00,000/-	Property is on Road

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

L68	RS-216/233	RS-1601	Bastu	Bastu	1.48 Acre		2,22,00,000/-	Property is on Road
L69	RS-216/233	RS-1601	Bastu	Bastu	1.08 Acre		1,62,00,000/-	Property is on Road
L70	RS-218	RS-1913	Bastu	Bastu	0.7 Acre		54,60,000/-	Property is on Road
L71	RS-221	RS-1913	Bastu	Bastu	0.02 Acre		1,56,000/-	Property is on Road
L72	RS-636/1298	RS-1913	Bastu	Bastu	0.33 Acre		49,50,000/-	Property is on Road
L73	RS-221	RS-1601	Bastu	Bastu	0.29 Acre		22,62,000/-	Property is on Road
		TOTAL :			754Dec	0 /-	958,20,000 /-	

District: South 24-Parganas, P.S:- Bhargar, Gram Panchayat: NARAYANPUR, Mouza: Kharamba

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L74	RS-791	RS-2500	Bastu	Bastu	0.16 Acre		16,89,600/-	Property is on Road
L75	RS-791	RS-2097	Bastu	Bastu	0.44 Acre		46,46,400/-	Property is on Road
L76	RS-790	RS-2504	Bastu	Bastu	0.3 Acre		31,68,000/-	Property is on Road
L77	RS-791	RS-2504	Bastu	Bastu	0.04 Acre		4,22,400/-	Property is on Road
		TOTAL :			94Dec	0 /-	99,26,400 /-	

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-I, Mouza: Korolberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L78	LR-1274	LR-2022	Bastu	Bastu	0.32 Acre		61,44,000/-	Property is on Road
L79	LR-1286	LR-2022	Bastu	Bastu	0.01 Acre		1,92,000/-	Property is on Road
L80	LR-1275	LR-2023	Bastu	Bastu	0.16 Acre		30,72,000/-	Property is on Road
L81	LR-1277	LR-2023	Bastu	Bastu	0.07 Acre		13,44,000/-	Property is on Road
L82	LR-1283	LR-2023	Bastu	Bastu	0.51 Acre		97,92,000/-	Property is on Road
L83	LR-1275	LR-2048	Bastu	Bastu	0.1 Acre		19,20,000/-	Property is on Road
L84	LR-1278	LR-2048	Bastu	Bastu	0.32 Acre		61,44,000/-	Property is on Road
L85	LR-1283	LR-2048	Bastu	Bastu	0.33 Acre		63,36,000/-	Property is on Road
L86	LR-1286	LR-2048	Bastu	Bastu	0.18 Acre		34,56,000/-	Property is on Road
L87	LR-1287	LR-2048	Bastu	Bastu	0.17 Acre		32,64,000/-	Property is on Road
L88	LR-1288	LR-2048	Bastu	Bastu	0.84 Acre		1,61,28,000/-	Property is on Road
L89	LR-1275	LR-2085	Bastu	Bastu	0.05 Acre		9,60,000/-	Property is on Road
L90	LR-1277	LR-2085	Bastu	Bastu	0.06 Acre		11,52,000/-	Property is on Road

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

L91	LR-1283	LR-2085	Bastu	Bastu	0.48 Acre		92,16,000/-	Property is on Road
L92	LR-1288	LR-2022	Bastu	Bastu	0.05 Acre		9,60,000/-	Property is on Road
		TOTAL :			365Dec	0 /-	700,80,000 /-	
		Grand Total :			3035Dec	0 /-	3844,22,400 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Basera Land Pvt Ltd 1, Grastin Place,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCB9021C, Status :Organization, Executed by: Representative, Executed by: Representative
2	Manor Vyapaar Pvt Ltd 9/5, N C. Choudhury Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAECM6955F, Status :Organization, Executed by: Representative, Executed by: Representative
3	Sampat Dealers Pvt Ltd 19A, Sarat Bose Road,, P.O:- Elgin, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCS5373K, Status :Organization, Executed by: Representative, Executed by: Representative
4	Southcity Matrix Infrastructure Ltd Rr-10, Basanti Road,, P.O:- Bohjerhat, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AADCB2535P, Status :Organization, Executed by: Representative, Executed by: Representative
5	SOUTH CITY PROJECTS KOLKATA LTD 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 , PAN No.:: AAACD8933A, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	South City Projects Kolkata Limited 375, Prince Anwar Shah Road,, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 , PAN No.:: AAACD8933A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vikram Dalmia (Presentant) Son of Mr Pawan Kumar Dalmia 375, Prince Anwar Shah Road,, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACQPD3127K Status : Representative, Representative of : South City Projects Kolkata Limited (as Authorized Signatory), SOUTH CITY PROJECTS KOLKATA LTD (as AUTHORISED SIGNATORY)
2	Mr Tapas Dasgupta Son of Mr Promode Dasgupta 1, Grastin Place,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADNPD9565B Status : Representative, Representative of : Basera Land Pvt Ltd (as Director)

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

3	Mr Umesh Rungta Son of Mr Kailash Chandra Rungta 9/5, N C Choudhury Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ADBPR1553K Status : Representative, Representative of : Manor Vyapaar Pvt Ltd (as Director)
4	Mr Subhash Chandra Patwari Son of Late Janki Lal Patwari 19A, Sarat Bose Road,, P.O:- Elgin, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AGBPP7151J Status : Representative, Representative of : Sampat Dealers Pvt Ltd (as Director)
5	Mr Pramod Choudhary Son of Mr Sreegopal Choudhary RR-10, Basanti Road,, P.O:- Bojherhat, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ACTPC0704C Status : Representative, Representative of : Southcity Matrix Infrastructure Ltd (as Director)

Identifier Details :

Name & address	
Mr BHANWAR LAL SHRIMALI Son of Late MADAN LAL 123, R G NAGAR ROAD, P.O:- HIND MOTOR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Vikram Dalmia, Mr Tapas Dasgupta, Mr Umesh Rungta, Mr Subhash Chandra Patwari, Mr Pramod Choudhary	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-13.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-13.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-13.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-13.5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-9.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-9.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-9.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-9.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-10.25 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-6.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-6.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-6.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-6.5 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.25 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-11.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-11.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-11.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-11.25 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3.75 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3.5 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-9.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-9.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-9.25 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-9.25 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-10.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-10.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-10.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-10.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-10.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-10.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-10.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-10.5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-5 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8.75 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.75 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.5 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.25 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-9 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-9 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-9 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-9 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-37.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-37.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-37.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-37.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Transfer of property for L30

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-18 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-18 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-18 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-18 Dec

Transfer of property for L31

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-10.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-10.25 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3.5 Dec

Transfer of property for L33

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-5.75 Dec

Transfer of property for L34

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.75 Dec

Transfer of property for L35

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.5 Dec

Transfer of property for L36

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-11 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-11 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-11 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-11 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-13.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-13.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-13.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-13.75 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-12.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-12.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-12.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-12.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.5 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-0.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-0.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-0.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-0.75 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4 Dec

Transfer of property for L43

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-27.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-27.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-27.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-27.5 Dec

Transfer of property for L44

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-18.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-18.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-18.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-18.5 Dec

Transfer of property for L45

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-5.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-5.75 Dec

Transfer of property for L46

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.25 Dec

Transfer of property for L47

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2 Dec

Transfer of property for L48

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-38.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-38.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-38.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-38.5 Dec
Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.5 Dec
Transfer of property for L51		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-5.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-5.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-5.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-5.25 Dec
Transfer of property for L52		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8.75 Dec
Transfer of property for L53		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.5 Dec
Transfer of property for L54		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.75 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.75 Dec
Transfer of property for L55		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.25 Dec
Transfer of property for L56		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-5 Dec
Transfer of property for L57		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-11 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-11 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-11 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-11 Dec
Transfer of property for L58		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.25 Dec
Transfer of property for L59		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8.25 Dec
Transfer of property for L60		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-3.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-3.5 Dec
Transfer of property for L61		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.5 Dec
Transfer of property for L62		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-6 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-6 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-6 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-6 Dec
Transfer of property for L63		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.5 Dec
Transfer of property for L64		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.5 Dec
Transfer of property for L65		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-16.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-16.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-16.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-16.75 Dec
Transfer of property for L66		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-37.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-37.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-37.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-37.25 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Transfer of property for L67

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-16.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-16.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-16.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-16.5 Dec

Transfer of property for L68

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-37 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-37 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-37 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-37 Dec

Transfer of property for L69

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-27 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-27 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-27 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-27 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec

Transfer of property for L70

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-17.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-17.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-17.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-17.5 Dec

Transfer of property for L71

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-0.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-0.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-0.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-0.5 Dec

Transfer of property for L72

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8.25 Dec
Transfer of property for L73		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.25 Dec
Transfer of property for L74		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4 Dec
Transfer of property for L75		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-11 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-11 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-11 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-11 Dec
Transfer of property for L76		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-7.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-7.5 Dec
Transfer of property for L77		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1 Dec
Transfer of property for L78		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8 Dec
Transfer of property for L79		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-0.25 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-0.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-0.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-0.25 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec

Transfer of property for L80

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4 Dec

Transfer of property for L81

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.75 Dec

Transfer of property for L82

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-12.75 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-12.75 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-12.75 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-12.75 Dec

Transfer of property for L83

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-2.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-2.5 Dec

Transfer of property for L84

Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Transfer of property for L85		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-8.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-8.25 Dec
Transfer of property for L86		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.5 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.5 Dec
Transfer of property for L87		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-4.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-4.25 Dec
Transfer of property for L88		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-21 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-21 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-21 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-21 Dec
Transfer of property for L89		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-6.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-6.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-6.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-6.25 Dec
Transfer of property for L90		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.5 Dec

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.5 Dec
Transfer of property for L91		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-12 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-12 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-12 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-12 Dec
Transfer of property for L92		
Sl.No	From	To. with area (Name-Area)
1	Basera Land Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
2	Manor Vyapaar Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
3	Sampat Dealers Pvt Ltd	South City Projects Kolkata Limited-1.25 Dec
4	Southcity Matrix Infrastructure Ltd	South City Projects Kolkata Limited-1.25 Dec

Endorsement For Deed Number : I - 190104752 / 2018

On 21-06-2018

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

Presented for registration at 20:00 hrs on 21-06-2018, at the Private residence by Mr Vikram Dalmia ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,44,22,400/-

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

Execution is admitted on 21-06-2018 by Mr Pramod Choudhary, Director, Southcity Matrix Infrastructure Ltd, Rr-10, Basanti Road,, P.O:- Bohjerhat, P.S:- Bhargar, District:-South 24-Parganas, West Bengal, India, PIN - 743502

Indetified by Mr BHANWAR LAL SHRIMALI, , Son of Late MADAN LAL, 123, R G NAGAR ROAD, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Execution is admitted on 21-06-2018 by Mr Vikram Dalmia, AUTHORISED SIGNATORY, SOUTH CITY PROJECTS KOLKATA LTD, 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068; Authorized Signatory, South City Projects Kolkata Limited, 375, Prince Anwar Shah Road,, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068

Indetified by Mr BHANWAR LAL SHRIMALI, , Son of Late MADAN LAL, 123, R G NAGAR ROAD, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Execution is admitted on 21-06-2018 by Mr Tapas Dasgupta, Director, Basera Land Pvt Ltd, 1, Grastin Place,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BHANWAR LAL SHRIMALI, , Son of Late MADAN LAL, 123, R G NAGAR ROAD, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Execution is admitted on 21-06-2018 by Mr Umesh Rungta, Director, Manor Vyapaar Pvt Ltd, 9/5, N C. Choudhury Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr BHANWAR LAL SHRIMALI, , Son of Late MADAN LAL, 123, R G NAGAR ROAD, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Execution is admitted on 21-06-2018 by Mr Subhash Chandra Patwari, Director, Sampat Dealers Pvt Ltd, 19A, Sarat Bose Road,, P.O:- Elgin, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr BHANWAR LAL SHRIMALI, , Son of Late MADAN LAL, 123, R G NAGAR ROAD, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 22-06-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2018 1:40PM with Govt. Ref. No: 192018190251233951 on 21-06-2018, Amount Rs: 101/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 549445673 on 21-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25033, Amount: Rs.100/-, Date of Purchase: 13/06/2018, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2018 1:40PM with Govt. Ref. No: 192018190251233951 on 21-06-2018, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 549445673 on 21-06-2018, Head of Account 0030-02-103-003-02



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1901-04752/2018-22/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 210850 to 210941
being No 190104752 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.07.06 17:34:32 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 7/6/2018 5:34:01 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)