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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

20 MAR 2018

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this the  
20<sup>th</sup> day of March TWO THOUSAND AND EIGHTEEN BETWEEN

138460

Sl. No. .... Sold to.....

PANCHU GOPAL SHAW  
ADVOCATE C.M.M.'S COURT  
2, BANK SHALL STREET  
KOLKATA-700001

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

22 FEB 2018



District Sub-Registrar-III  
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po sh.  
Alipore police at  
4422

**EMPORIS PROPERTIES PVT. LTD. [Income Tax PAN AADCE0793Q]** a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at No.16A Brabourne Road, 5<sup>TH</sup> floor, P.S. Hare Street, Post Office - Kolkata GPO, Kolkata 700 001 and represented by its Director Shri Pratik Choraria [**Income Tax PAN AGZPC0412D**] son of Sri Prakash Chandra Choraria working for gain at 16A Brabourne Road, 5<sup>TH</sup> floor, P.S. Hare Street, Post Office – Kolkata GPO, Kolkata 700 001 hereinafter referred to as the **OWNER** (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 **ONE PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED[ Income Tax PAN AABCP5390E]** also a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office at 1002 E.M.Bye Pass, Kolkata - 700 105, Police Station Pragati Maidan Post Office Dhapa and represented by its Director Shri Surendra Kumar Dugar [**Income Tax PAN ACUPD1317K**] son of Late Jhumar Mal Dugar of No.83 Topsia Road (South) Police Station – Topsia, Post Office – Gobindo Khatick, Kolkata 700 046 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 **OTHER PART**

**WHEREAS:**

- A) In this Deed wherever the context so permits the Owner and the Developer are collectively referred to as the 'parties' and individually as a 'party'.



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- B) By an Agreement for development dated **17<sup>th</sup> September 2013** entered into between the parties hereto and registered at the office of the District Sub Registrar-III of South 24 Parganas in Book No. I CD Volume No.16 Pages 7119 to 7153 Being No.08234 for the year 2013 the Owner has granted the exclusive right of development unto and in favour of the Developer herein in respect **ALL THAT** the Municipal Premises No. 6 Pagladanga Road, admeasuring 11 Bigha 15 Cottahs 15 chittacks and 4 sqft, P.S. Tangra, Kolkata 700 015 , for the consideration and subject to the terms and conditions contained and recorded in the said Agreement. (hereinafter referred to as the **DEVELOPMENT AGREEMENT**)
- C) Subsequently, certain terms of the said Development Agreement were amended by a Deed of Declaration dated 23rd May, 2016 executed between the Owner and the Promoter and registered at the office of the District Sub-Registrar - III, South 24 Parganas, in Book No. I, Volume No. 1603 -2016, Pages 77701 to 77718, Being No. 160302486 for the year 2016 interalia for modification relating to the respective share or interest of the Parties thereto, that had been dealt in the said Development Agreement. It was agreed therein that the land area for development will stand reduced to **ALL THAT** the Municipal Premises No. 6 Pagladanga Road, admeasuring 11 Bigha 9 Cottahs 12 chittacks and 38 sqft (inadvertently written as 11 Bigha 9 Cottahs 13 chittacks 1 sqft), P.S. Tangra, Kolkata 700 015 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**)
- D) In furtherance thereof an agreement dated 14th June, 2017 was executed between the Owner and the Promoter to identify their respective allocations. The Development Agreement dated 17th September, 2013, Deed of Declaration dated 23rd May, 2016 and the Agreement dated 14th June, 2017 are collectively hereinafter referred to as "the Development Agreements".



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- E) In pursuance of a resolution dated 21/09/2016 passed under the provisions of Section 18 & 14 of the Companies Act, 2013 read with section and Rule 33 of Companies (Incorporation) Rules 2014 the name of M/s. PS GROUP REALTY LTD. originally incorporated on 2/08/1988 was changed to P S GROUP REALTY PRIVATE LIMITED consequent upon conversion to Private Limited Company w.e.f from 24/10/2017 and such facts have been duly certified by the Registrar of Companies, West Bengal
- F) The parties have further decided to amend and/or alter the sharing ratio and also modify and/or alter certain terms and conditions of the said Development Agreements as hereinafter appearing and the parties are desirous of recording the same in writing

**NOW THIS DECLARATION WITNESSETH** as follows:

1. That the right of the developer to undertake development shall remain restricted to **ALL THAT** the various pieces and parcels of land containing by estimation an area of **11 Bigha 9 Cottahs 12 chittacks and 38 sqft** (more or less) situate lying at and being Municipal Premises No. 6 Pagladanga Road, P.S. Tangra, Kolkata 700 015 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**).
2. The parties have agreed that the entirety of the constructed area forming part of the development shall be shared amongst the Owners and the Developer whereby the Owner shall be entitled to **ALL THAT the 47%** of the total constructed area forming part of the said Housing Complex **TOGETHER WITH** the undivided proportionate share in all common parts portions areas facilities and amenities including the car parking spaces **AND TOGETHER WITH** the undivided proportionate share in the land comprised in the said Property attributable and/or allocable thereto(hereinafter referred to as the **OWNER'S ALLOCATION**) and that the Developer shall be entitled to retain for itself **ALL THAT** the



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remaining **53%** of the total constructed area forming part of the said Housing Complex TOGETHER WITH the undivided proportionate share in all common parts portions areas facilities and amenities including the car parking spaces AND TOGETHER WITH the undivided proportionate share in the land comprised in the said Property attributable and/or allocable thereto(hereinafter referred to as the **DEVELOPER'S ALLOCATION**).

3. The parties have identified their respective allocations whereby the Developer's Allocation is morefully and particularly mentioned and described in the Second Schedule hereunder written and Owner's Allocation is morefully and particularly mentioned and described in the Third Schedule hereunder written.
4. It is hereby agreed that the Developer shall launch the Project on or before 15<sup>th</sup> April 2018 (Launch Date) and in the event if there is a delay in launching of the Project beyond 90 days from the Launch Date then the Developer shall compensate @ Rs.10,00,000/- per month till the launch of the Housing Complex. It is hereby clarified that the Launch Date shall mean the date on which booking of the units comprised in the said Housing Complex is started.
5. It is further agreed that if there are any further changes in the sanctioned plan the same shall be intimated to the Owner.
6. It is hereby agreed that the Owner shall exclusively sell its units comprised in its allocation through the Developer only and if the Owner sells any units directly to any Intending Purchasers then the same shall sold at a price equivalent to price fixed by the Developer save and except if mutually agreed otherwise in writing. All the Agreements in respect of such sale of the units comprised in the Owner's Allocation shall be made by the Developer. The Developer shall charge 2% of sale value of the units sold on account of the Owner's allocation.
7. The Developer shall endeavor to sell 5% of the Owner's Allocation every quarter from the date of launch of project. Marketing costs (exclusive of



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brokerage) in respect of onsite marketing office shall be shared in proportion of the Allocation Ratio and in respect of the advertisements in proportion to the sales ratio of units sold out the Owner's Allocation and the Developer's Allocation. That the Marketing costs (exclusive of brokerage) charged by the Developer to the Owner shall not exceed Rs 200/sq ft. The Owner shall reimburse the marketing costs and the brokerage cost as agreed herein as and when invoice is raised by the Developer or its nominees.

8. All costs and/or charges on account of any extra service or specification and the Deposits from the Intending Purchasers and/or units comprised in the Owner's Allocation or Developer Allocation shall be received by the Developer only and thereafter the Deposits shall be transferred to the Association.
9. It has been further agreed that in supersession of Clause IX (2) under the head – Costs for Construction/Finance" the same be modified as follows:  
" The Developer may arrange / raise finance from any Bank / Financial Institution / NBFC / Private Equity Fund (Financier) on terms & conditions as deemed fit. Such finance may be secured by mortgaging the said property/ land in favour of any bank / financial institution by deposit of original title deeds of the said property/ land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc. The Developer shall ensure servicing of the loan and interest thereon without default or delay. In case owing to any loans or finances obtained by the Developer, the Owner suffer any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the



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Developer shall indemnify and keep the Owners save harmless and indemnified in respect thereof.

10. The Owner shall grant General Power of Attorney for construction, sale of Developer's Allocation and/or raising of finance etc.
11. This agreement is supplemental and/or a modification of the said Development Agreements.
12. Save as aforesaid all other terms and conditions of the said Development Agreements entered into between the parties hereto shall remain in full force and effect.
13. All capitalized terms unless otherwise specified herein, shall have the same meaning as assigned to them in the Development Agreement.
14. The recitals appearing herein shall be deemed to be an Integral part of the Development Agreement and shall be read, interpreted and construed accordingly.
15. Unless a contrary indication appears, any reference in this Supplemental Agreement to any of the Parties to this Supplemental Agreement or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees including persons taking by novation.
16. If there is any conflict, inconsistency or ambiguity between the Development Agreements and this Supplemental Agreement, the terms set out in this declaration shall take precedence.



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**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(THE SAID PROPERTY)**

ALL THAT piece and parcel of land containing by admeasurement an area of 11 Bigha 9 Cottahs 12 chittacks and 38 sqft be the little more or less together with building structures tin sheds messuages hereditaments and tenements standing thereon measuring 41000 sqft situate lying at and being Premises No.6 Pagladanga Road within the limits of Kolkata Municipal Corporation being Ward No. 57, Mouza Pagladanga , P.S.Tangra, Kolkata 700015 registration Sub District- Sealdah in the District of 24 Parganas (South) butted and bounded as follows:-

|              |   |                                                                                                         |
|--------------|---|---------------------------------------------------------------------------------------------------------|
| ON THE NORTH | : | By Pagladanga Road                                                                                      |
| ON THE SOUTH | : | Partly by Pagladanga Road and Partly by the Land vested In the Government of West Bengal                |
| ON THE EAST  | : | Partly by Pagladanga Road and Partly by the Land vested in the Government of West Bengal                |
| ON THE WEST  | : | Partly by Premises No. 5 Pagladanga Road and Partly by the Land vested in the Government of West Bengal |



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**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Developer's allocation)**

| <b>Srl No.</b> | <b>Block No.</b> | <b>Flat Type</b> | <b>Flat No.</b> | <b>Floor</b>    | <b>Area in sq. ft (Super built up)</b> |
|----------------|------------------|------------------|-----------------|-----------------|----------------------------------------|
| 1.             | I                | 2BR+STUDY        | A               | 2 <sup>nd</sup> | 1390                                   |
| 2.             | I                | 2BR+STUDY        | B               | 2 <sup>nd</sup> | 1407                                   |
| 3.             | I                | 4BR              | C               | 2 <sup>nd</sup> | 2325                                   |
| 4.             | I                | 4BR              | D               | 2 <sup>nd</sup> | 2317                                   |
| 5.             | I                | 2BR+STUDY        | A               | 4 <sup>th</sup> | 1408                                   |
| 6.             | I                | 2BR+STUDY        | B               | 4 <sup>th</sup> | 1390                                   |
| 7.             | I                | 4BR              | C               | 4 <sup>th</sup> | 2317                                   |
| 8.             | I                | 4BR              | D               | 4 <sup>th</sup> | 2328                                   |
| 9.             | I                | 2BR+STUDY        | B               | 5 <sup>th</sup> | 1407                                   |
| 10.            | I                | 4BR              | C               | 3 <sup>rd</sup> | 2325                                   |
| 11.            | I                | 2BR+STUDY        | A               | 6 <sup>th</sup> | 1390                                   |
| 12.            | I                | 2BR+STUDY        | B               | 6 <sup>th</sup> | 1390                                   |
| 13.            | I                | 4BR              | C               | 6 <sup>th</sup> | 2325                                   |
| 14.            | I                | 4BR              | D               | 6 <sup>th</sup> | 2317                                   |
| 15.            | I                | 2BR+STUDY        | A               | 8 <sup>th</sup> | 1390                                   |
| 16.            | I                | 2BR+STUDY        | B               | 8 <sup>th</sup> | 1407                                   |
| 17.            | I                | 4BR              | C               | 8 <sup>th</sup> | 2325                                   |



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|     |    |           |   |                  |      |
|-----|----|-----------|---|------------------|------|
| 18. | I  | 4BR       | D | 8 <sup>th</sup>  | 2317 |
| 19. | I  | 2BR+STUDY | A | 10 <sup>th</sup> | 1408 |
| 20. | I  | 2BR+STUDY | B | 10 <sup>th</sup> | 1390 |
| 21. | I  | 4BR       | C | 10 <sup>th</sup> | 2317 |
| 22. | I  | 4BR       | D | 10 <sup>th</sup> | 2328 |
| 23. | I  | 2BR+STUDY | A | 12 <sup>th</sup> | 1390 |
| 24. | I  | 2BR+STUDY | B | 12 <sup>th</sup> | 1390 |
| 25. | I  | 4BR       | C | 12 <sup>th</sup> | 2325 |
| 26. | I  | 4BR       | D | 12 <sup>th</sup> | 2317 |
| 27. | II | 2BR+STUDY | A | 1 <sup>st</sup>  | 1523 |
| 28. | II | 2BR+STUDY | B | 1 <sup>st</sup>  | 1523 |
| 29. | II | 2BR+STUDY | A | 3 <sup>rd</sup>  | 1390 |
| 30. | II | 2BR+STUDY | B | 3 <sup>rd</sup>  | 1407 |
| 31. | II | 4BR       | C | 3 <sup>rd</sup>  | 2325 |
| 32. | II | 4BR       | D | 3 <sup>rd</sup>  | 2317 |
| 33. | II | 2BR+STUDY | A | 5 <sup>th</sup>  | 1408 |
| 34. | II | 2BR+STUDY | B | 5 <sup>th</sup>  | 1390 |
| 35. | II | 4BR       | C | 5 <sup>th</sup>  | 2317 |
| 36. | II | 4BR       | D | 5 <sup>th</sup>  | 2327 |
| 37. | II | 2BR+STUDY | B | 6 <sup>th</sup>  | 1407 |
| 38. | II | 4BR       | C | 6 <sup>th</sup>  | 2325 |



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|     |     |              |   |                  |      |
|-----|-----|--------------|---|------------------|------|
| 39. | II  | 2BR+STUDY    | A | 7 <sup>th</sup>  | 1390 |
| 40. | II  | 2BR+STUDY    | B | 7 <sup>th</sup>  | 1390 |
| 41. | II  | 4BR          | C | 7 <sup>th</sup>  | 2325 |
| 42. | II  | 4BR          | D | 7 <sup>th</sup>  | 2317 |
| 43. | II  | 2BR+STUDY    | A | 9 <sup>th</sup>  | 1390 |
| 44. | II  | 2BR+STUDY    | B | 9 <sup>th</sup>  | 1407 |
| 45. | II  | 4BR          | C | 9 <sup>th</sup>  | 2325 |
| 46. | II  | 4BR          | D | 9 <sup>th</sup>  | 2317 |
| 47. | II  | 2BR+STUDY    | A | 11 <sup>th</sup> | 1408 |
| 48. | II  | 2BR+STUDY    | B | 11 <sup>th</sup> | 1390 |
| 49. | II  | 4BR          | C | 11 <sup>th</sup> | 2317 |
| 50. | II  | 4BR          | D | 11 <sup>th</sup> | 2327 |
| 51. | II  | 4BR          | D | 12 <sup>th</sup> | 2317 |
| 52. | III | 3BR+3T+STORE | A | 2 <sup>nd</sup>  | 1824 |
| 53. | III | 3BR+2T       | B | 2 <sup>nd</sup>  | 1628 |
| 54. | III | 3BR+2T+STORE | C | 2 <sup>nd</sup>  | 1639 |
| 55. | III | 3BR+3T       | D | 2 <sup>nd</sup>  | 1811 |
| 56. | III | 3BR+3T+STORE | A | 3 <sup>rd</sup>  | 1826 |
| 57. | III | 3BR+2T       | B | 3 <sup>rd</sup>  | 1639 |
| 58. | III | 3BR+2T+STORE | C | 3 <sup>rd</sup>  | 1628 |
| 59. | III | 3BR+3T+STORE | A | 4 <sup>th</sup>  | 1826 |



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|-----|-----|--------------|---|------------------|------|
| 60. | III | 3BR+2T       | B | 4 <sup>th</sup>  | 1639 |
| 61. | III | 3BR+2T+STORE | C | 4 <sup>th</sup>  | 1639 |
| 62. | III | 3BR+3T       | D | 4 <sup>th</sup>  | 1798 |
| 63. | III | 3BR+3T+STORE | A | 6 <sup>th</sup>  | 1826 |
| 64. | III | 3BR+2T       | B | 6 <sup>th</sup>  | 1639 |
| 65. | III | 3BR+2T+STORE | C | 6 <sup>th</sup>  | 1628 |
| 66. | III | 3BR+3T       | D | 6 <sup>th</sup>  | 1798 |
| 67. | III | 3BR+3T+STORE | A | 8 <sup>th</sup>  | 1824 |
| 68. | III | 3BR+2T       | B | 8 <sup>th</sup>  | 1628 |
| 69. | III | 3BR+2T+STORE | C | 8 <sup>th</sup>  | 1639 |
| 70. | III | 3BR+3T       | D | 8 <sup>th</sup>  | 1811 |
| 71. | III | 3BR+3T+STORE | A | 10 <sup>th</sup> | 1826 |
| 72. | III | 3BR+2T       | B | 10 <sup>th</sup> | 1639 |
| 73. | III | 3BR+2T+STORE | C | 10 <sup>th</sup> | 1639 |
| 74. | III | 3BR+3T       | D | 10 <sup>th</sup> | 1798 |
| 75. | III | 3BR+3T+STORE | A | 12 <sup>th</sup> | 1826 |
| 76. | III | 3BR+2T       | B | 12 <sup>th</sup> | 1639 |
| 77. | III | 3BR+3T       | D | 12 <sup>th</sup> | 1798 |
| 78. | IVA | 3BR+3T+STORE | A | 1 <sup>st</sup>  | 1744 |
| 79. | IVA | 3BR+2T       | B | 1 <sup>st</sup>  | 1572 |
| 80. | IVA | 3BR+2T+STORE | C | 1 <sup>st</sup>  | 1845 |



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|      |     |              |   |                  |      |
|------|-----|--------------|---|------------------|------|
| 81.  | IVA | 3BR+3T       | D | 1 <sup>st</sup>  | 2055 |
| 82.  | IVA | 3BR+3T+STORE | A | 3 <sup>rd</sup>  | 1813 |
| 83.  | IVA | 3BR+2T       | B | 3 <sup>rd</sup>  | 1628 |
| 84.  | IVA | 3BR+2T+STORE | C | 3 <sup>rd</sup>  | 1639 |
| 85.  | IVA | 3BR+3T       | D | 3 <sup>rd</sup>  | 1810 |
| 86.  | IVA | 3BR+3T+STORE | A | 5 <sup>th</sup>  | 1812 |
| 87.  | IV  | 3BR+2T       | B | 5 <sup>th</sup>  | 1639 |
| 88.  | IVA | 3BR+2T+STORE | C | 5 <sup>th</sup>  | 1639 |
| 89.  | IVA | 3BR+3T       | D | 5 <sup>th</sup>  | 1810 |
| 90.  | IVA | 3BR+3T+STORE | A | 7 <sup>th</sup>  | 1812 |
| 91.  | IVA | 3BR+2T       | B | 7 <sup>th</sup>  | 1639 |
| 92.  | IVA | 3BR+2T+STORE | C | 7 <sup>th</sup>  | 1628 |
| 93.  | IVA | 3BR+3T       | D | 7 <sup>th</sup>  | 1814 |
| 94.  | IVA | 3BR+3T+STORE | A | 9 <sup>th</sup>  | 1813 |
| 95.  | IVA | 3BR+2T       | B | 9 <sup>th</sup>  | 1628 |
| 96.  | IVA | 3BR+2T+STORE | C | 9 <sup>th</sup>  | 1639 |
| 97.  | IVA | 3BR+3T       | D | 9 <sup>th</sup>  | 1810 |
| 98.  | IVA | 3BR+3T+STORE | A | 11 <sup>th</sup> | 1812 |
| 99.  | IVA | 3BR+2T       | B | 11 <sup>th</sup> | 1639 |
| 100. | IVA | 3BR+2T+STORE | C | 11 <sup>th</sup> | 1639 |
| 101. | IVA | 3BR+3T       | D | 11 <sup>th</sup> | 1810 |



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|      |     |              |   |      |      |
|------|-----|--------------|---|------|------|
| 102. | IVB | 3BR+3T+STORE | A | 1st  | 1759 |
| 103. | IVB | 3BR+2T       | B | 1st  | 1558 |
| 104. | IVB | 3BR+2T+STORE | C | 1st  | 1828 |
| 105. | IVB | 3BR+3T       | D | 1st  | 2073 |
| 106. | IVB | 3BR+3T+STORE | A | 3rd  | 1826 |
| 107. | IVB | 3BR+2T       | B | 3rd  | 1626 |
| 108. | IVB | 3BR+2T+STORE | C | 3rd  | 1626 |
| 109. | IVB | 3BR+3T       | D | 3rd  | 1825 |
| 110. | IVB | 3BR+3T+STORE | A | 5th  | 1826 |
| 111. | IVB | 3BR+2T       | B | 5th  | 1626 |
| 112. | IVB | 3BR+2T+STORE | C | 5th  | 1612 |
| 113. | IVB | 3BR+3T       | D | 5th  | 1836 |
| 114. | IVB | 3BR+3T+STORE | A | 7th  | 1838 |
| 115. | IVB | 3BR+2T       | B | 7th  | 1612 |
| 116. | IVB | 3BR+2T+STORE | C | 7th  | 1626 |
| 117. | IVB | 3BR+3T       | D | 7th  | 1825 |
| 118. | IVB | 3BR+3T+STORE | A | 9th  | 1826 |
| 119. | IVB | 3BR+2T       | B | 9th  | 1626 |
| 120. | IVB | 3BR+2T+STORE | C | 9th  | 1626 |
| 121. | IVB | 3BR+3T       | D | 9th  | 1825 |
| 122. | IVB | 3BR+3T+STORE | A | 11th | 1826 |



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|      |     |              |   |                  |      |
|------|-----|--------------|---|------------------|------|
| 123. | IVB | 3BR+2T       | B | 11 <sup>th</sup> | 1626 |
| 124. | IVB | 3BR+2T+STORE | C | 11 <sup>th</sup> | 1612 |
| 125. | IVB | 3BR+3T       | D | 11 <sup>th</sup> | 1836 |

|                                |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|
| <b>Parking<br/>Calculation</b> |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|

| Floor mkd. | Covered |       | Open   |       | Total |
|------------|---------|-------|--------|-------|-------|
|            | Normal  | Mech. | Normal | Mech. |       |
| Basement   | 21      | 50    |        |       | 71    |
| Ground     | 36      | 46    | 13     | 6     | 101   |
| Total      | 57      | 96    | 13     | 6     | 172   |



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**(THE THIRD SCHEDULE ABOVE REFERRED TO)**

**(Owner's Allocation)**

| <b>Srl No.</b> | <b>Block No.</b> | <b>Flat Type</b> | <b>Flat No.</b> | <b>Floor</b>    | <b>Area in sq. ft (Super built up)</b> |
|----------------|------------------|------------------|-----------------|-----------------|----------------------------------------|
| 1.             | I                | 2BR+STUDY        | A               | 1 <sup>st</sup> | 1467                                   |
| 2.             | I                | 2BR+STUDY        | B               | 1 <sup>st</sup> | 1576                                   |
| 3.             | I                | 4BR              | C               | 1 <sup>st</sup> | 2472                                   |
| 4.             | I                | 4BR              | D               | 1 <sup>st</sup> | 2395                                   |
| 5.             | I                | 2BR+STUDY        | A               | 3 <sup>rd</sup> | 1390                                   |
| 6.             | I                | 2BR+STUDY        | B               | 3 <sup>rd</sup> | 1390                                   |
| 7.             | I                | 4BR              | C               | 3 <sup>rd</sup> | 2325                                   |
| 8.             | I                | 4BR              | D               | 3 <sup>rd</sup> | 2317                                   |
| 9.             | I                | 2BR+STUDY        | A               | 5 <sup>th</sup> | 1390                                   |
| 10.            | I                | 4BR              | D               | 5 <sup>th</sup> | 2317                                   |
| 11.            | I                | 2BR+STUDY        | A               | 7 <sup>th</sup> | 1408                                   |
| 12.            | I                | 2BR+STUDY        | B               | 7 <sup>th</sup> | 1390                                   |
| 13.            | I                | 4BR              | C               | 7 <sup>th</sup> | 2317                                   |
| 14.            | I                | 4BR              | D               | 7 <sup>th</sup> | 2328                                   |
| 15.            | I                | 2BR+STUDY        | A               | 9 <sup>th</sup> | 1390                                   |
| 16.            | I                | 2BR+STUDY        | B               | 9 <sup>th</sup> | 1390                                   |



District Sub-Registrar-III  
Alipore, South 24 Parganas

20 MAR 2018

|     |    |           |   |                  |      |
|-----|----|-----------|---|------------------|------|
| 17. | I  | 4BR       | C | 9 <sup>th</sup>  | 2325 |
| 18. | I  | 4BR       | D | 9 <sup>th</sup>  | 2317 |
| 19. | I  | 2BR+STUDY | A | 11 <sup>th</sup> | 1390 |
| 20. | I  | 2BR+STUDY | B | 11 <sup>th</sup> | 1407 |
| 21. | I  | 4BR       | C | 11 <sup>th</sup> | 2325 |
| 22. | I  | 4BR       | D | 11 <sup>th</sup> | 2317 |
| 23. | II | 2BR+STUDY | A | 2 <sup>nd</sup>  | 1408 |
| 24. | II | 2BR+STUDY | B | 2 <sup>nd</sup>  | 1390 |
| 25. | II | 4BR       | C | 2 <sup>nd</sup>  | 2317 |
| 26. | II | 4BR       | D | 2 <sup>nd</sup>  | 2327 |
| 27. | II | 2BR+STUDY | A | 4 <sup>th</sup>  | 1390 |
| 28. | II | 2BR+STUDY | B | 4 <sup>th</sup>  | 1390 |
| 29. | II | 4BR       | C | 4 <sup>th</sup>  | 2325 |
| 30. | II | 4BR       | D | 4 <sup>th</sup>  | 2317 |
| 31. | II | 2BR+STUDY | A | 6 <sup>th</sup>  | 1390 |
| 32. | II | 4BR       | D | 6 <sup>th</sup>  | 2317 |
| 33. | II | 2BR+STUDY | A | 8 <sup>th</sup>  | 1408 |
| 34. | II | 2BR+STUDY | B | 8 <sup>th</sup>  | 1390 |
| 35. | II | 4BR       | C | 8 <sup>th</sup>  | 2317 |
| 36. | II | 4BR       | D | 8 <sup>th</sup>  | 2327 |
| 37. | II | 2BR+STUDY | A | 10 <sup>th</sup> | 1390 |



District Sub-Registrar-III  
Alipore, South 24 Parganas

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|     |     |              |   |                  |      |
|-----|-----|--------------|---|------------------|------|
| 38. | II  | 2BR+STUDY    | B | 10 <sup>th</sup> | 1390 |
| 39. | II  | 4BR          | C | 10 <sup>th</sup> | 2325 |
| 40. | II  | 4BR          | D | 10 <sup>th</sup> | 2317 |
| 41. | II  | 2BR+STUDY    | A | 12 <sup>th</sup> | 1390 |
| 42. | II  | 2BR+STUDY    | B | 12 <sup>th</sup> | 1407 |
| 43. | II  | 4BR          | C | 12 <sup>th</sup> | 2325 |
| 44. | III | 3BR+2T+STORE | C | 1 <sup>st</sup>  | 2073 |
| 45. | III | 3BR+3T       | D | 1 <sup>st</sup>  | 1845 |
| 46. | III | 3BR+3T       | D | 3 <sup>rd</sup>  | 1798 |
| 47. | III | 3BR+3T+STORE | A | 5 <sup>th</sup>  | 1824 |
| 48. | III | 3BR+2T       | B | 5 <sup>th</sup>  | 1628 |
| 49. | III | 3BR+2T+STORE | C | 5 <sup>th</sup>  | 1639 |
| 50. | III | 3BR+3T       | D | 5 <sup>th</sup>  | 1811 |
| 51. | III | 3BR+3T+STORE | A | 7 <sup>th</sup>  | 1826 |
| 52. | III | 3BR+2T       | B | 7 <sup>th</sup>  | 1639 |
| 53. | III | 3BR+2T+STORE | C | 7 <sup>th</sup>  | 1639 |
| 54. | III | 3BR+3T       | D | 7 <sup>th</sup>  | 1798 |
| 55. | III | 3BR+3T+STORE | A | 9 <sup>th</sup>  | 1826 |
| 56. | III | 3BR+2T       | B | 9 <sup>th</sup>  | 1639 |
| 57. | III | 3BR+2T+STORE | C | 9 <sup>th</sup>  | 1628 |
| 58. | III | 3BR+3T       | D | 9 <sup>th</sup>  | 1798 |



District Sub-Registrar-III  
Alipore, South 24 Parganas

20 MAR 2018

|     |     |              |   |                  |      |
|-----|-----|--------------|---|------------------|------|
| 59. | III | 3BR+3T+STORE | A | 11 <sup>th</sup> | 1824 |
| 60. | III | 3BR+2T       | B | 11 <sup>th</sup> | 1628 |
| 61. | III | 3BR+2T+STORE | C | 11 <sup>th</sup> | 1639 |
| 62. | III | 3BR+3T       | D | 11 <sup>th</sup> | 1811 |
| 63. | III | 3BR+2T+STORE | C | 12 <sup>th</sup> | 1628 |
| 64. | IVA | 3BR+3T+STORE | A | 2 <sup>nd</sup>  | 1812 |
| 65. | IVA | 3BR+2T       | B | 2 <sup>nd</sup>  | 1639 |
| 66. | IVA | 3BR+2T+STORE | C | 2 <sup>nd</sup>  | 1639 |
| 67. | IVA | 3BR+3T       | D | 2 <sup>nd</sup>  | 1810 |
| 68. | IVA | 3BR+3T+STORE | A | 4 <sup>th</sup>  | 1812 |
| 69. | IVA | 3BR+2T       | B | 4 <sup>th</sup>  | 1639 |
| 70. | IVA | 3BR+2T+STORE | C | 4 <sup>th</sup>  | 1628 |
| 71. | IVA | 3BR+3T       | D | 4 <sup>th</sup>  | 1814 |
| 72. | IVA | 3BR+3T+STORE | A | 6 <sup>th</sup>  | 1813 |
| 73. | IVA | 3BR+2T       | B | 6 <sup>th</sup>  | 1628 |
| 74. | IVA | 3BR+2T+STORE | C | 6 <sup>th</sup>  | 1639 |
| 75. | IVA | 3BR+3T       | D | 6 <sup>th</sup>  | 1810 |
| 76. | IVA | 3BR+3T+STORE | A | 8 <sup>th</sup>  | 1812 |
| 77. | IVA | 3BR+2T       | B | 8 <sup>th</sup>  | 1639 |
| 78. | IVA | 3BR+2T+STORE | C | 8 <sup>th</sup>  | 1639 |
| 79. | IVA | 3BR+3T       | D | 8 <sup>th</sup>  | 1810 |



District Sub-Registrar-II  
Alipore, South 24 Parganas

20 MAR 2018

|      |     |              |   |                  |      |
|------|-----|--------------|---|------------------|------|
| 80.  | IVA | 3BR+3T+STORE | A | 10 <sup>th</sup> | 1812 |
| 81.  | IVA | 3BR+2T       | B | 10 <sup>th</sup> | 1639 |
| 82.  | IVA | 3BR+2T+STORE | C | 10 <sup>th</sup> | 1628 |
| 83.  | IVA | 3BR+3T       | D | 10 <sup>th</sup> | 1814 |
| 84.  | IVA | 3BR+3T+STORE | A | 12 <sup>th</sup> | 1813 |
| 85.  | IVA | 3BR+2T       | B | 12 <sup>th</sup> | 1628 |
| 86.  | IVA | 3BR+2T+STORE | C | 12 <sup>th</sup> | 1639 |
| 87.  | IVA | 3BR+3T       | D | 12 <sup>th</sup> | 1810 |
| 88.  | IVB | 3BR+3T+STORE | A | 2 <sup>nd</sup>  | 1826 |
| 89.  | IVB | 3BR+2T       | B | 2 <sup>nd</sup>  | 1626 |
| 90.  | IVB | 3BR+2T+STORE | C | 2 <sup>nd</sup>  | 1612 |
| 91.  | IVB | 3BR+3T       | D | 2 <sup>nd</sup>  | 1836 |
| 92.  | IVB | 3BR+3T+STORE | A | 4 <sup>th</sup>  | 1838 |
| 93.  | IVB | 3BR+2T       | B | 4 <sup>th</sup>  | 1612 |
| 94.  | IVB | 3BR+2T+STORE | C | 4 <sup>th</sup>  | 1626 |
| 95.  | IVB | 3BR+3T       | D | 4 <sup>th</sup>  | 1825 |
| 96.  | IVB | 3BR+3T+STORE | A | 6 <sup>th</sup>  | 1826 |
| 97.  | IVB | 3BR+2T       | B | 6 <sup>th</sup>  | 1626 |
| 98.  | IVB | 3BR+2T+STORE | C | 6 <sup>th</sup>  | 1626 |
| 99.  | IVB | 3BR+3T       | D | 6 <sup>th</sup>  | 1825 |
| 100. | IVB | 3BR+3T+STORE | A | 8 <sup>th</sup>  | 1826 |



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District Sub-Registrar-III  
Alipore, South 24 Parganas  
20 MAR 2018

|      |     |              |   |                  |      |
|------|-----|--------------|---|------------------|------|
| 101. | IVB | 3BR+2T       | B | 8 <sup>th</sup>  | 1626 |
| 102. | IVB | 3BR+2T+STORE | C | 8 <sup>th</sup>  | 1612 |
| 103. | IVB | 3BR+3T       | D | 8 <sup>th</sup>  | 1836 |
| 104. | IVB | 3BR+3T+STORE | A | 10 <sup>th</sup> | 1838 |
| 105. | IVB | 3BR+2T       | B | 10 <sup>th</sup> | 1612 |
| 106. | IVB | 3BR+2T+STORE | C | 10 <sup>th</sup> | 1626 |
| 107. | IVB | 3BR+3T       | D | 10 <sup>th</sup> | 1825 |
| 108. | IVB | 3BR+3T+STORE | A | 12 <sup>th</sup> | 1826 |
| 109. | IVB | 3BR+2T       | B | 12 <sup>th</sup> | 1626 |
| 110. | IVB | 3BR+2T+STORE | C | 12 <sup>th</sup> | 1626 |
| 111. | IVB | 3BR+3T       | D | 12 <sup>th</sup> | 1825 |

|                                |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|
| <b>Parking<br/>Calculation</b> |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|

| Floor mkd.   | Covered   |           | Open      |          | Total      |
|--------------|-----------|-----------|-----------|----------|------------|
|              | Normal    | Mech.     | Normal    | Mech.    |            |
| Basement     | 19        | 46        |           |          | 65         |
| Ground       | 31        | 40        | 12        | 5        | 88         |
| <b>Total</b> | <b>50</b> | <b>86</b> | <b>12</b> | <b>5</b> | <b>153</b> |



✓  
District Sub-Registrar-III  
Alipore, South 24 Parganas

20 MAR 2018

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 THE OWNER** At Kolkata

in the presence of:

1. Ananga Mohan Roy  
Alipore Police Court  
Wd-27.
2. po sh.  
Alipore police Court  
Wd-27

**PS GROUP PROPERTIES PRIVATE LIMITED**

*Pratik Choudhary*  
**Director**

**SIGNED AND DELIVERED**

**BY THE DEVELOPER** At Kolkata

in the presence of:

1. Ananga Mohan Roy
2. po sh.

**PS Group Realty Pvt. Ltd.**

*Suman Kumar Singh*  
**Director/Authorised Signatory**

*Pratap Das*  
*po sh.*  
*Adv.*

**BAPI DAS**  
Advocate  
Alipore Police Court  
Kolkata - 700 027  
WB-613/2007



✓  
District Sub-Registrar-III  
Alipore, South 24 Parganas

20 MAR 2018

|            | Thumb                                                                             | 1st finger                                                                        | middle finger                                                                      | ring finger                                                                         | small finger                                                                        |
|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature Deepak Chaurasia

|            | Thumb                                                                               | 1st finger                                                                          | middle finger                                                                         | ring finger                                                                           | small finger                                                                          |
|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| left hand  |   |   |   |   |   |
| right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature Sanjay Kumar Singh

|       | Thumb      | 1st finger | middle finger | ring finger | small finger |
|-------|------------|------------|---------------|-------------|--------------|
| PHOTO | left hand  |            |               |             |              |
|       | right hand |            |               |             |              |

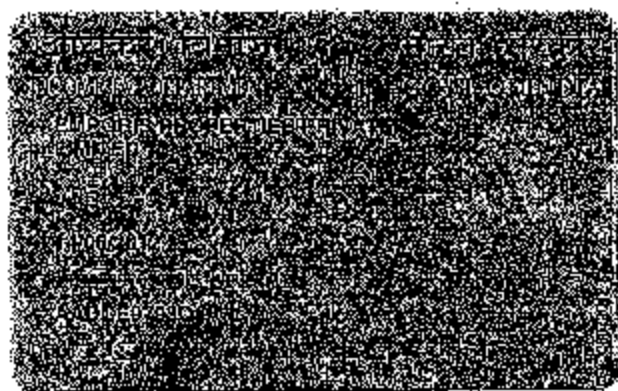


District Sub-Registrar-III  
Alipore, South 24 Parganas

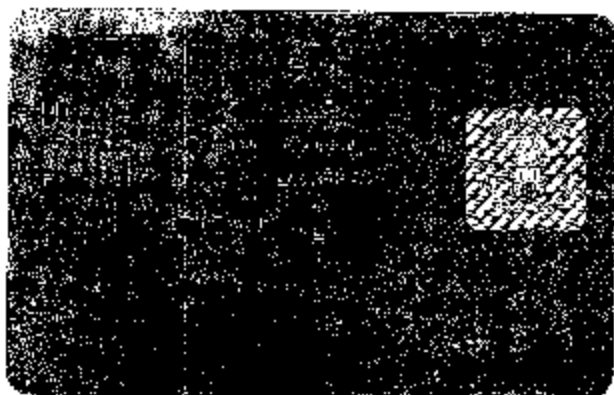
20 MAR 2018



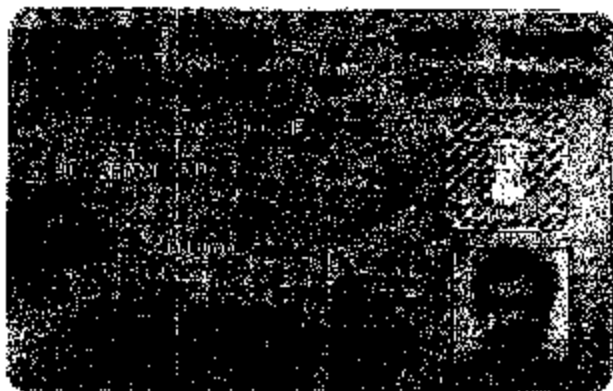








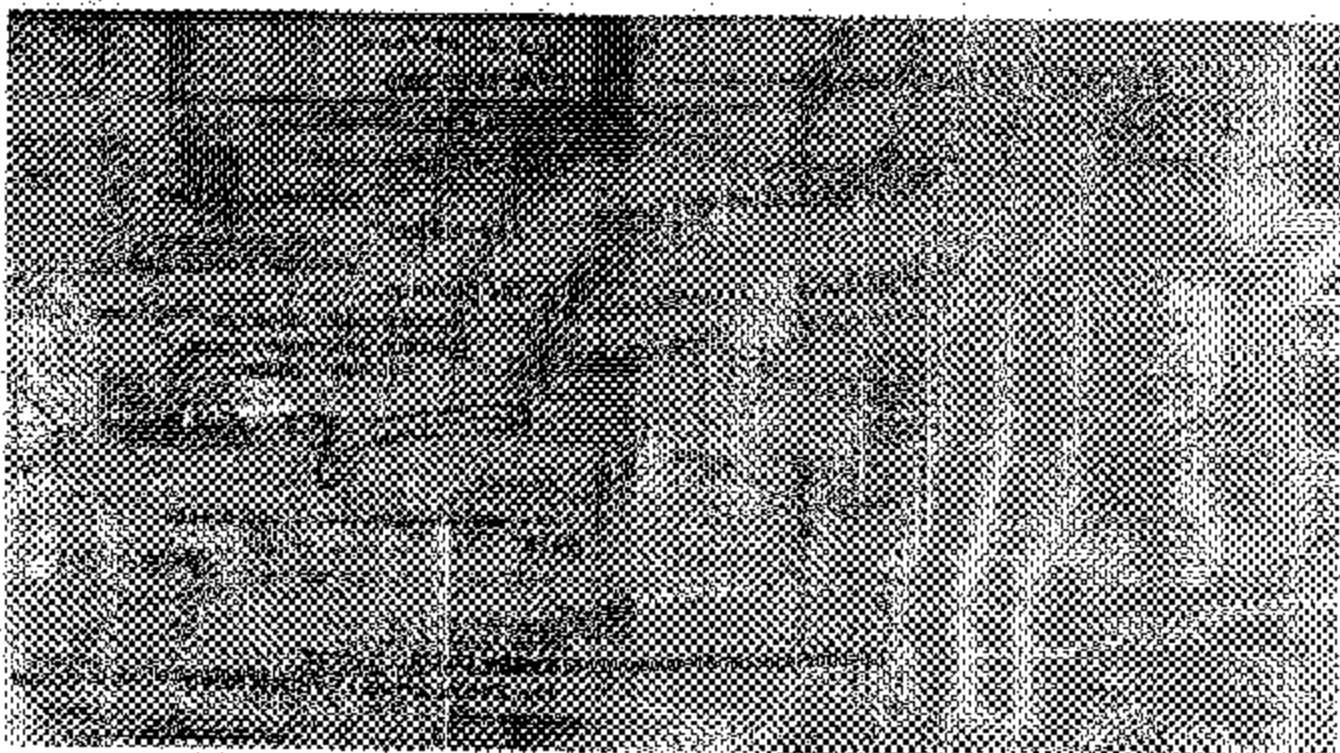








2012



2012



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

GRN: 19-201718-020083503-1 Payment Mode Online Payment  
GRN Date: 20/03/2018 13:32:51 Bank: Indian Bank  
BRN: IB20032018055857 BRN Date: 20/03/2018 13:30:51

**DEPOSITOR DETAILS**

Name : BAPI DAS  
Contact No. : 9836940696  
E-mail :  
Address : ALIPORE POLICE COURT KOLKATA  
Applicant Name : Mr Bapi Das  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale/Development Agreement or Construction agreement

**PAYMENT DETAILS**

| S. No. | Identification No.    | Head of VC Description                  | Head of VC         | Amount |
|--------|-----------------------|-----------------------------------------|--------------------|--------|
| 1      | 16030000453923/2/2018 | Property Registration Stamp duty        | 2030-02-103-003-02 | 75020  |
| 2      | 16030000453923/2/2018 | Property Registration Registration Fees | 2030-03-104-001-16 | 53     |

In Words : Rupees Seventy Five Thousand Seventy Three only

|       |       |
|-------|-------|
| Total | 75073 |
|-------|-------|

## Major Information of the Deed

|                                                              |                                                                                                                                                        |                                           |                   |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------|
| Deed No.                                                     | I-1603-01186/2018                                                                                                                                      | Date of Registration                      | 20/03/2018        |
| Query No./Year                                               | 1603-0000453923/2018                                                                                                                                   | Office where deed is registered           |                   |
| Query Date                                                   | 19/03/2018 3:57:22 PM                                                                                                                                  | D.S.R. - III SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details                      | Bapi Das<br>Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980396, Status : Advocate |                                           |                   |
| Transaction                                                  | Additional Transactions                                                                                                                                |                                           |                   |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property. Declaration (No of Declaration : 2)                                                                              |                                           |                   |
| Self-For Value                                               | Market Value                                                                                                                                           |                                           |                   |
| Rs. 2/-                                                      | Rs. 33,16,65,973/-                                                                                                                                     |                                           |                   |
| Stamp Duty Paid (SD)                                         | Registered Value Paid                                                                                                                                  |                                           |                   |
| Rs. 75,120/- (Article:48(g))                                 | Rs. 53/- (Article:E, E, M(b), H)                                                                                                                       |                                           |                   |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                                                        |                                           |                   |

### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pacladanga Road, Premises No. 8, Ward No: 57

| Sch. No.             | Plot Number | Khatian Number | Land Use Proposed | Area of Land                        | Self-For Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-------------------|-------------------------------------|-------------------------|-----------------------|---------------------|
| L1                   |             |                | Bastu             | 11 Bigha 9 Katha 12 Chatak 38 Sq Ft | 1/-                     | 33,09,15,973/-        | Property is on Road |
| <b>Grand Total :</b> |             |                |                   | <b>379.1748Dec</b>                  | <b>1 /-</b>             | <b>3309,15,973 /-</b> |                     |

### Structure Details :

| Sch. No.                                                                                                                                            | Structure Details | Area of Structure  | Self-For Value (In Rs.) | Market Value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                  | On Land L1        | 41000 Sq Ft.       | 1/-                     | 3,07,50,000/-         | Structure Type: Structure |
| Gr. Floor, Area of floor : 41000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                    |                         |                       |                           |
| <b>Total :</b>                                                                                                                                      |                   | <b>41000 sq ft</b> | <b>1 /-</b>             | <b>307,50,000 /-</b>  |                           |

### Land Lord Details :

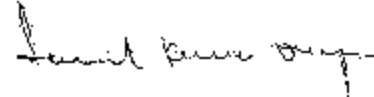
| Sr. No. | Name Address Photo Finger print and Signature                                                                                                                                                                                                                                |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | <b>EMPORIS PROPERTIES PRIVATE LIMITED</b><br>16A, Brabourne Road, 5th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India. PIN - 700001, PAN No.: AADCE0793Q, Status :Organization, Executed by: Representative, Executed by: Representative |

Major Information of the Deed :- I-1603-01186/2018-20/03/2018

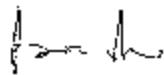
**Developer Details :**

| S. No. | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | <b>PS GROUP REALTY PRIVATE LIMITED</b><br>1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 ,<br>PAN No.:: AABCP5390E. Status :Organization, Executed by: Representative |

**Representative Details :**

| S. No.                                                                                                                                                                                                                                                                                                                | Name, Address, Photo, Fingerprint and Signature                                                                                                                                                                                                                                                              |                                                                                    |                                                                                     |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                     | <b>Name:-</b><br><b>Mr Pratik Choraria</b><br>Son of Mr. Prakash Chandra Choraria<br><b>Date of Execution -</b><br>20/03/2018, , <b>Admitted by:</b><br>Self, <b>Date of Admission:</b><br>20/03/2018, <b>Place of</b><br><b>Admission of Execution:</b> Office                                              |   |    |    |
|                                                                                                                                                                                                                                                                                                                       | Mar 20 2018 2:30 PM                                                                                                                                                                                                                                                                                          | LTI<br>20/03/2018                                                                  | 20/03/2018                                                                          |                                                                                       |
| 16A, Brabourne Road, 5th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGZPC0412D Status : Representative, Representative of : EMPORIS PROPERTIES PRIVATE LIMITED (as DIRECTOR) |                                                                                                                                                                                                                                                                                                              |                                                                                    |                                                                                     |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                     | <b>Name:-</b><br><b>Mr Surendra Dugar, (Alias Name: Mr Surendra Kumar Dugar) (Presentant )</b><br>Son of Late Jhumar Mal Dugar<br><b>Date of Execution -</b><br>20/03/2018, , <b>Admitted by:</b><br>Self, <b>Date of Admission:</b><br>20/03/2018, <b>Place of</b><br><b>Admission of Execution:</b> Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                       | Mar 20 2018 2:39 PM                                                                                                                                                                                                                                                                                          | LTI<br>20/03/2018                                                                  | 20/03/2018                                                                          |                                                                                       |
| 83, Topsia Road South, P.O:- Gobindo Khatik, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACUPD1317K Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as DIRECTOR)      |                                                                                                                                                                                                                                                                                                              |                                                                                    |                                                                                     |                                                                                       |

**Identifier Details :**

| Name & address                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Bapi Das<br>Son of Late S Das<br>Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Pratik Choraria, Mr Surendra Dugar |
|                                                                                                                                                                                                |
| 20/03/2018                                                                                                                                                                                                                                                                        |

Major Information of the Deed :- I-1603-01186/2018-20/03/2018

| Transfer of property for L1 |                                    |                                                      |
|-----------------------------|------------------------------------|------------------------------------------------------|
| Sl.No                       | From                               | To. with area (Name-Area)                            |
| 1                           | EMPORIS PROPERTIES PRIVATE LIMITED | PS GROUP REALTY PRIVATE LIMITED-379.175 Dec          |
| Transfer of property for S1 |                                    |                                                      |
| Sl.No                       | From                               | To. with area (Name-Area)                            |
| 1                           | EMPORIS PROPERTIES PRIVATE LIMITED | PS GROUP REALTY PRIVATE LIMITED-41000.00000000 Sq Ft |

#### Endorsement For Deed Number : I - 160301186 / 2018

On 20-03-2018

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.

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

Presented for registration at 13:50 hrs on 20-03-2018, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Surendra Dugar Alias Mr Surendra Kumar Dugar.

Certificate of Market Value (W.B. Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,16,66,973/-

Admission at Execution (Under Section 54 W.B. Registration Rules, 1962) (Representative)

Execution is admitted on 20-03-2018 by Mr Pratik Choraria, DIRECTOR, EMPORIS PROPERTIES PRIVATE LIMITED (Private Limited Company), 16A, Brabourne Road, 5th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-03-2018 by Mr Surendra Dugar, , Mr Surendra Kumar Dugar DIRECTOR, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/03/2018 1:30PM with Govt. Ref. No: 192017180200835031 on 20-03-2018, Amount Rs: 53/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB20032018055857 on 20-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1603-01186/2018-20/03/2018

**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 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 138460, Amount: Rs.100/-, Date of Purchase: 22/02/2018, Vendor name: A K Maity

**Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**  
Online on 20/03/2018 1:30PM with Govt. Ref. No: 192017180200835031 on 20-03-2018, Amount Rs: 75,020/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB20032018055857 on 20-03-2018, Head of Account 0030-02-103-003-02



**Asish Goswami**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

**Major Information of the Deed :- I-1603-01188/2018-20/03/2018**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1603-2018, Page from 33479 to 33513  
being No 160301186 for the year 2018.



Digitally signed by ASISH GOSWAMI  
Date: 2018.03.20 17:36:20 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 20/03/2018 17:36:09  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

|                        |                                                                           |                      |                    |
|------------------------|---------------------------------------------------------------------------|----------------------|--------------------|
| Query No / Year        | 16030000453923/2018                                                       | Serial No/Year       | 1603001317/2018    |
| Transaction id         | 0000563088                                                                | Date of Receipt      | 20/03/2018 2:46PM  |
| Deed No / Year         | I - 160301186 / 2018                                                      |                      |                    |
| Presentant Name        | Mr Surendra Dugar                                                         |                      |                    |
| Land Lord              | EMPORIS PROPERTIES PRIVATE LIMITED                                        |                      |                    |
| Developer              | PS GROUP REALTY PRIVATE LIMITED                                           |                      |                    |
| Transaction            | [0110] Sale, Development Agreement or Construction agreement              |                      |                    |
| Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |                      |                    |
| Total Setforth Value   | Rs. 2/-                                                                   | Market Value         | Rs. 36,16,65,973/- |
| Stamp Duty Paid        | Rs. 100/-                                                                 | Stamp Duty Articles  | 18(g)              |
| Registration Fees Paid | Rs. 0/-                                                                   | Fees Articles        |                    |
| Standard User Charge   | 324/-                                                                     | Requisition Form Fee | 50/-               |
| Remarks                |                                                                           |                      |                    |

Stamp Duty Paid (Break up as below)

| By Stamp   |                    |                         |                 |               |               |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed  | Vendor             | A K Maity               | 136460          | 22/02/2018    | 100/-         |

Other Fees Paid (Break up as below)

| By Cash              |  | Amount in Rs. |
|----------------------|--|---------------|
| Standard User Charge |  | 324/-         |

\*Total Amount Received by Cash Rs. 324/-

(Asish Goswami)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R.  
III SOUTH 24-PARGANAS