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

[Signature]
Additional Registrar
of Assurances (R. Kulkarni)

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TRISAGREEMENT made this :12" day of, Two Thousand and Nineteen

BETWEEN

- I PARTIES:
- II OWNERS:
- I.I.I SUGAM PROMOTERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its Registered Office at 2/5 Sarat Bose Road, Unit No- 1F, Police Station Ballygunge, Post Office Elgin Road,

C. C. Court
2 & 3, K. S. Bldg. Road, Kol-1

- 9 SEP 2019

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SUKHENDU SAMANTA
S/O. SAHAJES SAMANTA
at Rampur Chak, P.O. Debra
P.O.: Shyamchak
Dist: Purushottam
Pin: 721201, Garoos

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

GRN: 19-20192(H)(7249435-1) Payment Mode Online Payment
GRN Date: 12/09/2019 15:54:58 Bank: HDFC Bank
BRN: 896975504 BRN Date: 12/09/2019 15:56:04

DEPOSITOR'S DETAILS

Name: ASHOKSARAF Id No.: 19040001462793/2/2019
(Only No./Query Year)
Contact No.: Mobile No.: +91 9830333712
E-mail:
Address: 25 sarat Bose road/H 4b kolkata 700020
Applicant Name: M(Sugam Diamond Projects LLP
Office Name:
Office Address:
Status of Depositor: Others
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	19040001462793/2/0019	Stamp duty	0030-03-103-003.03	75021
2	19040001462793/2/0019	Fees	0030-03-104-001.1e	500105

In Words: Rupees RM Lakh RM Total 575126
Out HundredTwenty Sh 84

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Kolkata- 700020 (having PAN AABCH8180N), CIN No- U70200WB2007PTC113231 represented by its Director Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata - 700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D)

- 1.1.2 **SHERATOVE NIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at 7B Dr Harendra Coomer Mukherjee Sarani (Formerly Pretoria Street) Police Station Shakespeare Sarani, Post Office Park Street, Kolkata- 700071 (having PAN ABBCS6936J), CIN No- U70200WB2019PTC230767 represented by its Director Mr. Sheo Kumar Kajaria son of Late Basdeo Kajaria, (having PAN AFCK7875A) residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore

both hereinafter jointly referred to as "the **OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office) of the **ONE PARTY AND**

1.2 **DEVELOPER:**

- 1.2.1 **SUGAM DIAMOND PROJECTS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, 4th Floor, Unit No-4B, P.O Elgin Road, P.S. Ballyganj, Kolkata - 700020 having LLPIN: AAP-5530 and PAN: ADZFS2010G represented by its Designated Partner Mr. Vivek Kumar Kajaria, (having PAN AFCK7875A), son of Mr Sheo Kumar Kajaria residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or ~~successors-in-law and/or estate) of the **ONE PARTY**.~~



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belonging to the Owners and 80% (eighty percent) belonging to the Developer.

- 2.1.2 **"Appropriate Authorities"** shall mean the Central or State Government or any Department thereof and/or its officers and also all other State Executives Judicial or Quasi Judicial authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or authorities, Konnagar Municipality, Planning Authority, Kolkata Metropolitan Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, other authorities under the West Bengal Land Reforms Act or Estate Acquisition Act or any other statute, Fire Brigade, BSNL, Microwave Department, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authority, Authorities under the Real Estate Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi Judicial authorities and forums, Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.
- 2.1.3 **"Building Complex" or "Complex"** shall mean the New Buildings at the Subject Property on phasewise manner as constructed and together with the relevant Common Areas and Installations.
- 2.1.4 **"Building Plans"** shall mean the plan for construction of those of the New Buildings as sanctioned vide Memo No. 18/12/18 dated 1st February, 2019 by the Konnagar Municipality in the name of the Owner No. 1 in respect of the Subject Property of the Building Complex and include all modifications and/or alterations as may be made thereto and shall also in respect of the other Phases mean the plans that may be approved for construction of New



- 2.1.6 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- 2.1.7 **"Completion of Construction"** in connection with any New Building shall mean that such New Building is constructed and for which Completion Certificate is/are issued by the Architect.
- 2.1.8 **"Developer's Share of Realization"** shall mean 80% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- 2.1.9 **"Extras and Deposits"** shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations as per Clause 10.7 hereto.
- 2.1.10 **"First Phase"** shall mean the portion of the Subject Property which is morefully described in **PART-II** of the **SECOND SCHEDULE** hereto and which is the subject matter of the Building Plans already sanctioned.
- 2.1.11 **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party, which cannot be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including (a) Acts of God i.e. fire, drought, flood, earthquake, storm, lightning, epidemics and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non functioning of any existing or new



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- 2.1.14 **"Parking Spaces"** shall mean the open and covered spaces for parking of cars and/or two wheelers at the Building Complex.
- 2.1.15 **"Pass Through Charges"** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 2.1.16 **"Phases"** shall mean the First Phase and one or more other phases in which the development of the Building Complex is carried out in pursuance of this agreement.
- 2.1.17 **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 2.1.18 **"Real Estate Laws"** shall mean the West Bengal Housing Industry Regulation Act, 2017 as amended from time to time and include the applicable rules, regulations and byelaws in respect thereof.
- 2.1.19 **"Specifications"** shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., of the Building Complex as per particulars mentioned in **PART-II** of the **THIRD SCHEDULE** hereto.
- 2.1.20 **"Entire Property"** shall mean the pieces or parcels of land containing a land area of 14.584 acres more or less situate lying at and being portions of Dag Nos. 3033 and 3034 and the entire Dag Nos. 3035, 3033/4099 and 3033/4100 all recorded in L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly in the State of West Bengal and assessed as Municipal Holding No. 61, Lal Bahadur Sastri Road by Konnagar Municipality and municipalities and municipalities.



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and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. 1, Volume No.1903-2019, Pages 15073 to 15096, Being No. 190300173, for the year 2019 and (iii) the third one dated 21st January 2019 and registered with Additional Registrar of Assurances-III, Kolkata in Book No. 1, Volume No. 1903-2019, Pages 36049 to 36072 Being No. 190300488, for the year 2019.

- 2.1.22 **"Subject Property"** shall mean the pieces or parcels of land containing an area of 13.004 acres or 39 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less which remained after excluding the Portions under Gift from the area of the Entire Property comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acre out of 6.517 acre), 3035 (1.538 acre), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khatian No. 12284 in Mouza - Koenagar, Police Station Uttarpara in the District of Hooghly morefully and particularly mentioned and described in **PART-I** of the **SECOND SCHEDULE** and in case of variation in the Portions Under Gift, the expression shall be read to include the effect of such variation.
- 2.1.23 **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- 2.1.24 **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- 2.1.25 **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- 2.1.26 **"Units"** shall mean the independent and self-contained residential flats in the



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- 2.1.2 Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience only.
- 2.1.3 Words of any gender are deemed to include those of the other gender;
- 2.1.4 Words using the singular or plural number also include the plural or singular number, respectively;
- 2.1.5 The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Articles of this Agreement, as the case may be;
- 2.1.6 Reference to the word "include" shall be construed without limitation;
- 2.1.7 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 2.1.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing.

SECTION-II# RECITALS AND REPRESENTATIONS:

3 RECITALS/REPRESENTATIONS:

3.1 RECITALS:

- 3.1.1 **WHEREAS** the Owners have from time to time purchased the Subject Property and each of the Owners are owning areas and/or shares therein as mentioned in Clause H of the **FIFTH SCHEDULE** hereto.
- 3.1.2 **AND WHEREAS** the Owners and the Developer have on principal to principal basis agreed that the Developer would develop the Subject Property...



building and some which are common to the Building Complex as a whole, including those in the First Phase.

3.1.4 **AND WHEREAS** the parties have on principal to principal basis broadly agreed that the Owners shall provide the land of the Subject Property and allow the same to be developed exclusively by the Developer and the Developer shall at its own costs and expenses construct the Building Complex thereon and Transfer the Transferable Areas therein to intending Transferees and the Realizations received shall be allocated between the Owners and the Developer in the Agreed Ratio. The parties are now desirous of recording into writing the realization share and the detailed terms and conditions agreed between them in connection with the development of the Subject Property and the administration and Transfer of the Building Complex and the respective rights and obligations of the parties in respect of the same as hereinafter contained.

3.2 **REPRESENTATIONS:**

3.2.1 The Owners made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:

- (a) That the Owners are presently the full and absolute Owners of the Subject Property with marketable title to their respective parts thereof and free from Encumbrances created or suffered by the Owners and in khas vacant and peaceful possession thereof. The facts about the Owners deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.
- (b) That the Subject Property has not been attached or is liable to be attached under any decree or order of any Court of Law or due to Income Tax realization or any other Public Demand.



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Financial Institution nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or the Bankruptcy & Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal.

- (f) The Owner No. 1 herein also applied for and obtained necessary No Objection Certificate from the competent authority and Sub- Divisional Officer, Serampore for development and construction of Housing Complex at or upon the Entire Land vide Memo No. 122ULC dated 13th June, 2016 under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- (g) That subject to the terms hereof, there is no difficulty in the compliance of the obligations of the Owners hereunder.

3.2.2 **REPRESENTATIONS OF DEVELOPER:** The Developer has represented and assured the Owners, *inter alia*, as follows:-

- (a) The partners of the Developer are carrying on business of real estate and have the necessary infrastructure, expertise and resources in this field.
- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (c) Subject to the terms hereof, there is no difficulty in compliance of the obligations of the Developer hereunder.

SECTION-III # WITNESSETH:

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



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4.1.2 the Developer has agreed to carry out the planning and implementation of the Building Complex and to invest or cause investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Building Complex; and to Transfer the Transferable Areas at the Building Complex; and to be entitled to the Developer's Share of Realization and other sums as hereinstated in consideration thereof; and

4.1.3 the Owners have agreed to Transfer to the Transferees, the proportionate undivided share in the land attributable to Units and other constructed areas upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property; and to be entitled to the Owners' Share of Realization in consideration thereof;

4.1.4 the Owners and the Developer have agreed to act on principal to principal basis in respect of their roles, rights and obligations;

all on the terms and conditions hereinafter contained.

4.2 In pursuance of this agreement, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property and (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer's Share of Realization, (d) entirety of the Extras and Deposits and (e) all other properties benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder; And the Owners shall be entitled (a) to the Owners' Share of Realization and (b) all other properties benefits and rights of the Owners hereunder or to which the Owners are entitled hereunder; on and subject to the terms and conditions hereinafter contained.

5 LAND RELATED OBLIGATIONS:

5.1 In connection with the Subject Property, the Developer shall



- 5.1.2 **Free from Encumbrances:** The Subject Property and each part thereof is free from Encumbrances created made done and suffered by the Owners and the Owners shall not hereafter create any Encumbrance on the same.
- 5.1.3 **Mutation & Conversion:** The Owners shall continue to maintain proper mutation of their names in respect of the Subject Property and proper conversion of the same for basta and like purposes in the records of B.L. & L.R.O. In case the records of the B.L. & L.R.O, Municipality, or any other concerned authority require any correction or rectification or change, the Owners shall cause the same;
- 5.1.4 **Direct Access:** The Subject Property has and shall continue to have direct access from the abutting public road/s.
- 5.1.5 **Clearances:** The Owners shall apply for any permissions and clearances in respect of the land as may be required in law to be obtained by the Owners.
- 5.1.6 **Taxes:** The Owners shall pay and clear upto the date of execution hereof the Land Revenue (Khajana) and Municipal Tax, if any outstanding;
- 5.2 **TIME AND COSTS AND EXPENSES FOR OBLIGATIONS OF OWNERS:**
The time for compliance of the several obligations of the Owners shall be within **90 (ninety) days** from the date of being required to do so upon the situation for the same arising.
- 5.3 **CO-OPERATION OF DEVELOPER:** The Developer agrees to provide necessary co-operation to the Owners in carrying out the obligations of the Owners hereinabove contained.
- 5.4 **TITLE DEEDS:**
- 5.4.1 All original Title Deeds relating to the Subject Property exclusively shall be delivered by the Owners to the Developer simultaneously with the



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5.4.3 The Developer may produce or deliver the original title deeds to the Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.

5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.

6 PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:

6.1 **PLANNING:** The planning and layout for the development of the First Phase has been done by the Owners and for the remaining Phases shall be done by the Developer. The Developer shall be entitled to modify the planning for the First Phase. The planning hereafter shall include the design, concept and layout of the Building Complex including the New Buildings (whether residential or non residential or mixed use) and also of landscaping, plantation, walkways, driveways, etc., at the Subject Property and the nature of buildings (including Green buildings- if provided), provision for implementation of the Club with sporting/entertainment/recreation/health centre and the different phases of implementation of the Building Complex development.

6.2 **DEVELOPMENT IN PHASES:** The Developer shall commence the development with the First Phase and shall be free to plan, commence and continue the construction and development of the Subject Property or any part thereof in multiple phases. Any further phase may comprise of one or more New Building/s with part of the Common Areas and Installations and part of the land as may be identified for use in each phase and with certain Common Areas and Installations being common for multiple phases and some for the whole Building Complex as may be finally decided by the Developer.



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6.5 **MODIFICATIONS:** The Developer shall in consultation with the Owners be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned and any new plans in such manner and to such extent as the Developer may deem fit and proper.

7 **CONSTRUCTION OF THE BUILDING COMPLEX:**

7.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings at the Subject Property.

7.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings in a good and workman like manner with good quality of materials and with the Specifications as mentioned in **PART-II** of the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The construction shall be done by the Developer in compliance of the legal requirements.

7.3 **COMPLETION CERTIFICATE:** The Developer shall obtain necessary completion certificates in respect of the New Buildings from the Architect for the building complex project. Such Completion Certificate may be obtained by the Developer on phase-wise or building wise and partially. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.

7.4 **MANAGEMENT AND CONTROL:** The Developer shall have exclusive and unobstructed right to administer the development of the Building Complex. The Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed



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have no responsibility towards the architect and/or contractors labourers caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be of the Developer and the Owners shall be kept protected and harmless against any action, if taken against the Owners for non compliance or violation of the said requirements.

- 7.6 **UTILITIES:** The Developer shall be entitled to use the existing as well as to apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all the concerned Appropriate Authorities.
- 7.7 **COMMON AREAS AND INSTALLATIONS:** The Developer shall plan and provide the necessary Common Areas and Installations at the Building Complex as is progressively developed. The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a) any individual New Building, (b) any phase and/or (c) different category of Transferees and/or use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall as it deems fit and proper be entitled to:-
- 7.7.1 Erect, install and/or operationalize the Common Areas and Installations within the phases and across the phases and gradually;
- 7.7.2 Allow or permit only provisional and/or partial use of any of the Common Areas and Installations until Completion of Construction of the Building Complex or until earlier time as the Developer may deem fit and proper;
- 7.7.3 Erect and/or operationalize the Club area containing sporting/entertainment/recreation/health centre, if any and to the extent



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- 7.7.6 Impose restrictions and conditions for the use of the Common Areas and Installations including the Club;
- 7.7.7 Charge, demand, receive or realize any Extras or Deposits in connection with any Common Areas and Installations;
- 7.7.8 provide for separate entrances for different areas and provide and provide for segregation of Common Areas and Installations for different phases and/or spaces/Transferees.
- 7.8 **CALCULATION OF AREAS:** The carpet area shall be as per applicable Real Estate Laws and shall be provided by the Developer and the built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as be determined by the Developer.
- 7.9 **AUTHORITY:** The Owners hereby agree and confirm that the Developer shall have all the authority to carry out the planning and development of the Building Complex.
- 7.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authority, Fire Service Authorities, Police Authorities, Municipal Authorities any other Statutory Authorities, at its own costs and expenses.
- 7.11 **COMPLIANCES:** The Developer shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owners will not be responsible for any laches and/or lapses on the part of the Developer.
- 7.12 **TIME FOR CONSTRUCTION:** Subject to the Owners not being in default in



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7.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and provided reasonable ingress and egress, obtained temporary or permanent water, lift, electricity and drainage connections (if and to the extent applicable for such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.

7.13.1 The Developer shall be at liberty to carry out Completion of Construction phase wise and obtain partial Completion Certificates.

7.14 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed.

7.15 **COSTS AND EXPENSES:** All further costs and expenses incurred henceforth for sanctioning or modifications of plans (including fees of the Architects and all fees costs and charges payable for sanction, modification, alteration and/or revision of building plans), all costs of construction and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.

8 SECURITY DEPOSIT:

8.1 The Developer shall deposit with the Owners, a sum of Rs.5,00,00,000/- (Rupees five crores) only as and by way of refundable Security Deposit (hereinafter referred to as "Security Deposit") and payable on or before execution of this agreement hereof (the receipt whereof the Owners do hereby as also by the Receipt and Memo hereunder written admit and acknowledge).

8.1.1 Except as otherwise specifically provided herein, the said Security Deposit shall be interest free

8.2 **DEEDS OF SECURITY DEPOSIT:** Out of the Security Deposit amount -



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negotiate and settle the price and other terms of Transfer with intending Transferees.

- 9.2 **LAND SHARE SALE:** The Owners agree to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.
- 9.3 **PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media.
- 9.4 **MARKETING AGENTS:** The Developer in consultation with Owners shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.5 **BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Unit Purchaser and if necessary to cancel revoke or withdraw any such booking.
- 9.6 **REALIZATIONS & OTHER AMOUNTS:** The Developer shall receive the Realizations including earnest money, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex or any part or share thereof in its own name and shall give receipts for the same which shall fully bind all the parties hereto.
- 9.7 **RATES:** The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from



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- 9.9 **ADVOCATES:** All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata-700001.
- 9.10 **MARKETING COSTS:** All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Unit Purchaser or other person relating to the Building Complex shall be payable by the Developer alone.
- 10 REALIZATION AND DISTRIBUTION:**
- 10.1 **SHARE IN REALIZATIONS:** The Owners shall be entitled to a specific 20% (twenty percent) of the Realizations from the Building Complex and the Developer shall be entitled to a specific 80% (eighty percentage) of the Realizations from the Building Complex.
- 10.2 **PAYMENT TO OWNERS:** The Developer shall pay to the Owners its specific 20% of the Realizations from the Building Complex on a quarterly basis according to English Calendar and the payments for any quarter shall be made in respect of the total realizations during such quarter and within 15 days of the close of the concerned quarter.
- 10.3 **ERRORS & OMISSIONS:** All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Unit Purchaser and/or any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owners therein shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.



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- 10.5 **FINAL ACCOUNTS:** After fulfillment of this agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this agreement shall be made and finalized by the parties.
- 10.6 **CONCLUSIVITY OF ACCOUNTS:** The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 days of such given date.
- 10.7 **EXTRAS & DEPOSITS:**
- Any Extras and Deposits that may be taken from the Transferees shall be taken and utilized separately by the Developer and the Owners shall have no concern therewith.
- 10.8 **DELIVERY TO TRANSFEREES:** The Developer shall deliver possession of the areas agreed to be Transferred to the respective Transferees and subject to the concerned Transferee not being in any default of his obligations.
- 10.9 **FORMAT:** All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata 700001 or any other law firm as may be decided by the Developer.
- 10.10 **LOANS BY TRANSFEREES:** The Transferees shall be entitled to take loans for the purpose of acquiring specific Units and Transferable Areas launched from banks, institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Subject Property except the flat/unit and appurtenances under sale or Transfer and save those occasioned due to cancellation of the agreement with the Transferee and to the



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11.2 **MAINTENANCE IN-CHARGE:** The Developer shall form one or more Maintenance Companies and/or Associations for the Common Purposes of management and maintenance of the Building Complex and collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Developer may desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes. Subject to the laws for the time being in force, the entire Building Complex shall be under one or multiple phasewise Associations and the membership of the same shall be taken by the Co-owners accordingly. It is expressly agreed and understood that so long as the Developer or its nominee be the Maintenance In-charge, the Owners and/or their nominees or transferees shall not hold it liable or responsible for rendering any accounts or explanation of any expenses incurred.

12 COVENANTS BY THE OWNERS:

12.1 The Owners do hereby covenant with the Developer as follows:-

12.1.1 The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the obtaining any modification/alteration to the sanctioned Building Plans and for obtaining any clearance and/ or approvals required to be obtained by the Developer for commencing or carrying out the Development of the Building Complex at the Subject Property.

12.1.2 For all or any of the purposes contained hereinabove and required by the Developer, the Owners shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the



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OF ASSURANCES-IV, KOLKATA
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12.1.4 That the Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.

12.1.5 That the Owners shall not cause any interference or hindrance in the modification/addition/alteration of the sanctioned Building Plans in terms hereof, construction and development at the Subject Property by the Developer and/or Transfer of the Transferable Areas and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.

12.1.6 That the Owners shall ensure that it shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Developer and all persons deriving right from the Developer fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceedings that may be suffered or incurred by them or any of them in this regard.

12.1.7 The Owners will bear and pay any tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force on the Owners' Share of Realization.

12.2 COVENANTS BY THE DEVELOPER: The Developer do hereby covenant with the Owners as follows:-

12.2.1 The Developer agree not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners are prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.

12.2.2 The Developer shall implement the terms and conditions of this Agreement



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13 **FORCE MAJEURE:** Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the force majeure and time for performance shall remain suspended during the duration of the force majeure.

14 **POWERS OF ATTORNEY:**

14.1 The Owners shall with or after the execution of these presents execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developers' nominated persons being namely Mr. Vivek Kumar Kajaria, Mr. Subel Saraf and Mr. Suyash Saraf or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of the revised Building Plans, construction and development of the Subject Property, sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owners in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement.

14.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owners for making or signing of various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.



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Financial Companies (NBFC'S) as may from time to time be required specifically and only for carrying out and completing the Building Complex and not for any other purpose by creating charge over the Developer's Allocation and for that to deposit of original title deeds and/or creating mortgage of and in respect of the Subject Property or any part thereof on such terms and conditions as the Developer shall think proper and in this regard, if so required, the Developer may deposit the original Title Deeds with the Bank/Financial Institution /HFC/NBFC and to collect back the same on re-payment of the dues.

- 15.2 To enable the Developer to raise finance exclusively for development of the Subject Property and/or for construction of the New Buildings at the Building Complex, the Owners shall extend their co-operation and assistance as may be required for obtaining such loans and advances from the Banks and / or Financial Institutions and / or Housing Finance Companies and / or Non-Banking Financial Companies (NBFC'S) and / or any other financial entity. The Owners for such purpose shall grant Power of Attorney, wherein, the Developer and or its nominee or nominees would be empowered to represent the Owners to create charge in favour of the Banks and / or Financial Institutions and / or Housing Finance Companies and / or Non Banking Financial Companies (NBFC'S) and / or any other financial entity.
- 15.3 The Developer shall solely and exclusively be responsible to repay the loans and advances, which the Developer may obtain as aforesaid as also to pay all interest thereon and charges related thereto and in this regard the Owners shall not be liable or responsible in any manner what so ever.
- 15.4 The Developer shall keep the Owner as also the Subject Property and/ or the said project absolutely indemnified and harmless against repayment of such loans and advances including interest and all other connected obligations and liabilities and against any loss, damage, cost, claim, demand, action, prosecution or proceeding as may be suffered or incurred by the Owners or any buye transferee in the Building



Transfer of Property Act 1882 read with Section 2 (47)(v) of the Income Tax Act 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owners.

- 16.2 **PROPERTY TAXES AND OUTGOINGS:** Till the date of execution hereof all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period hereafter and until Completion of Construction shall be borne and paid by the Developer. Provided That upon construction of any phase of development at the Subject Property, all taxes and outgoings shall be borne and discharged by the Transferees and for non alienated areas by the parties hereto in the Agreed Ratio.
- 16.3 **GST AND TDS:**
- 16.3.1 The parties shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as Goods and Service Tax in respect of their respective rights, benefits and obligations under or arising out of this agreement. As for the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same.
- 16.3.2 Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement. It is clarified that any Goods and Service Tax that may be applicable on unsold areas on the date of completion, shall be paid by the parties in the Agreed Ratio.
- 16.4 **REAL ESTATE LAWS:** The Developer shall comply with all necessary requirements under the Real Estate Laws and required to be complied with by a



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13 SEP 2019

- 16.6 **INDEMNITY BY OWNERS:** At all times hereafter the Owners hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owners being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owners.
- 16.7 **INDEMNITY BY DEVELOPER:** At all times hereafter the Developer hereto shall indemnify and agree to keep the Owners, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owners and arising due to any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.
- 16.8 **NO PARTNERSHIP OR AOP:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons (AOP).
- 16.9 **NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.
- 16.10 **WAIVERS:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion.



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this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute any invalid or unenforceable provision with a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.

- 16.13 **MODIFICATIONS:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Owners and the Developer.
- 16.14 **EXECUTION IN DUPLICATE:** This Agreement is being executed in Duplicate, one copy each whereof shall be retained by the Owners, and the Developer and each copy whereof shall be deemed to be the original.
- 16.15 **CHANGE IN CONSTITUTION:** It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.
- 16.16 **NAME:** The Building Complex shall be known by any name as be decided by the Developer.
- 16.17 Since on a recent inspection of the said Indentures of Conveyance dated 28th March, 2019 recited hereinabove in past it has transpired that a bonafide printing error has occurred in the Second Schedule, the same is hereby rectified by the Owners by stating that the figure "13" appearing between the words "of" and "Bigha" shall be substituted by the figure "39" and shall be deemed to have been so rectified with effect from the date of execution of the said Indenture of Conveyance dated 28th March 2019.
- 17 DEFAULTS:**
- 17.1 If at any time hereafter it shall appear that any of the parties hereto has failed



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such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

- 19 **ARBITRATION:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Subject Property or determination of any liability shall be referred to arbitration 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 in force. In connection with the said arbitration, the parties have agreed and declared as follows:
- 19.1 The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- 19.2 The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- 19.3 The parties agree to abide by all their directions and/or awards and not to challenge the same in any manner whatsoever or howsoever.
- 20 **JURISDICTION:** Only the Calcutta High Court and those having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES
THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE PROPERTY)



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District of Hooghly PIN- 712235 in the State of West Bengal. The Entire property is delineated in the plan annexed hereto duly bordered thereon in "BLUE" and butted and bounded as follows:

On the North : By others landed Properties.
 On the South : By Lal Bahadur Sastri Road.
 On the East : By Others landed properties; and
 On the West : By Lal Bahadur Sastri Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called known numbered described or distinguished

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART-I

(SUBJECT PROPERTY)

ALL THOSE a portion of the Entire Property being messuages tenements hereditaments dwelling rooms and premises together with the pieces or parcels of land thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 13.004 acres or 39 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acres out of 6.517 acres) and entire L.R. Dag Nos. 3035 (1.538 acres), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khaitan No. 12284 in Mouza-Konnagar lying at and comprised in Municipal Holding No. 61 Lal Bahadur Sastri Road, within Ward No. 10 (formerly Ward No. 15) of the Konnagar Municipality Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN- 712235 in the State of West Bengal and delineated in the plan annexed hereto duly bordered thereon in "GREEN" and butted and bounded as follows:

On the North : By others landed Properties.



PART-II
(FIRST PHASE)

ALL THOSE a portion of the Subject Property being messuages tenements hereditaments dwelling rooms and premises together with pieces and parcels of land thereto belonging whereon or on part whereof the same are erected and built containing a land area of 5.67 acres or 343 Cottahs 10 Chittacks 15 Square feet (more or less) or 22,961.53 square meters comprised in portions of the L.R. Dag Nos. 3033 (portion measuring 2.422 acres), 3034 (portion measuring 2.292 acres), 3033/4100 (portion measuring 0.201 acre) and entire L.R. Dag No. 3033/4099 (0.755 acre) and recorded in L.R. Khaitan No. 12284 in Mouza-Konnagar lying situate and comprised in a portion of Municipal Holding No. 61 Lal Bahadur Sastri Road, within Ward No. 10 (formerly Ward No. 15) of the Konnagar Municipality under Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN- 712235 in the State of West Bengal and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:

On the North : Partly by others landed properties and partly by Municipal Road
 On the South : By portion of the Subject Property;
 On the East : By Others landed properties; and
 On the West : By Lal Bahadur Sastri Road.

OR HOWSOEVER OTHERWISE the First Phase property now are or is or heretofore were or was situated called known numbered described or distinguished.

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART-I

COMMON AREAS AND INSTALLATIONS

21 Tentative Common Areas and Installations:



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- 21.1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the new Building.
- 21.1.5 Common corridors, lobbies, stairs, stairs cover, stairways landings, entrances, exits and pathways within each New Building.
- 21.1.6 Windows/doors/grills and other fittings of the common area of the New building.
- 21.1.7 Lifts, lift lobbies, lift wells spaces required therefor.
- 21.1.8 Common roof
- 21.1.9 Fire fighting system installations.
- 21.1.10 Such other common parts, areas and portions and fixtures/ fittings in or about each New Building as may be provided by the Developer
- 21.2 **Common Areas & Installations at the Building Complex and/or multiple phases thereof:**
 - 21.2.1 Driveways, pathways and pavements and landscape green at the Subject Property.
 - 21.2.2 Space for Transformers (if installed) and Electrical installations and the accessories and wiring in respect of the Building Complex and the space required therefor.
 - 21.2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tank of new Building (From borewell).
 - 21.2.4 Water waste and sewerage evacuation pipes and drains from the several Building to the municipal drains



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11 SEP 2016

21.2.10 Maintenance Management office.

21.2.11 Water bodies.

21.2.12 CCTV System.

21.2.13 Rain water Harvesting

21.2.14 Jogging Track

21.2.15 Club Houses with amenities.

- Swimming Pool
- Children's Play area
- Library
- Gymnasium
- Indoor Games Room
- Audio Visual Room
- Banquet Hall
- Guest Rooms
- Multipurpose Court
- Toilets for Ladies and Gents
- Cafeteria
- Pool Table
- Table Tennis Table
- Chess and Carom

21.2.16 Such other common parts, areas and portions on or about the Subject



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PART-II**SPECIFICATIONS****A. SPECIFICATIONS FOR THE APARTMENT:**

Walls	:	Putty finish on walls.
Flooring	:	Vitrified tiles in the bed rooms, living/dining room.
Kitchen	:	Granite counter top. Stainless steel sink. Ceramic tiles dado up to 2 feet above the kitchen counter. Flooring: Anti skid Ceramic tiles, Exhaust Point.
Toilet	:	Flooring : Anti skid Ceramic Tiles. Ceramic tiles on the walls. Electrical point for Geyser & Exhaust fan Plumbing provision for hot / cold water line
Doors	:	Main door :- Flush doors Door Frames :- Made of wood Main door Fittings :- Reputed make night latch and eye piece. Internal Doors :- Flush doors with hardware fittings.
Windows	:	Fully glazed aluminium windows.
Sanitary ware	:	Sanitary ware of reputed make. Chromium plated fittings.
Electricals	:	Concealed copper wiring. Cable TV cabling in the living room. Modular switches of



15 OCT 2010

Lift : Two Passengers lifts at Each Tower

THE FOURTH SCHEDULE ABOVE REFERRED TO:

EXTRAS AND DEPOSITS

22. EXTRAS shall include:

- (i) Additions or alterations made in the flat at the instance of the buyers
- (ii) Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
- (iii) Any EDC/IDC charges payable to any government authority or any local body etc.
- (iv) All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
- (v) All costs, charges and expenses on account of bringing water lines/connections and all the amounts payable to the provider thereof.
- (vi) Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity/water service provider for electricity/water and any other connection or service at the Building Complex.
- (vii) All costs, charges and expenses on account of one or more



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13 SEP 2019

- (x) Cost of formation of Association/service maintenance company/society.
- (xi) Intercom, CCTV or any other chargeable facility as may be decided by the Developers.
- (xii) If it is decided by the Developers to furnish the Transferable Areas then the cost of such furnishing. However, any profit accruing therefrom, after deducting a sum equivalent to 15% of the cost of such furnishing towards remuneration of the Developers for carrying out such furnishing shall be shared by the Owner and the Developers in the Agreed Ratio.
- (xiii) **DEPOSITS** (which shall be interest free) shall include Deposit on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)

- A. By an Indenture of Sale dated 28th August, 2009 made between National Textile Corporation Limited as the Vendor of the One Part and Happy Suraksha Private Limited therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. 1, CD-Volume No. 3, Pages 2277 to 2291, Being No. 1382 for the year 2009, the said National Textile Corporation Limited for the consideration therein mentioned conveyed by way of absolute sale to the said Happy Suraksha Private Limited **All That** pieces and parcels of land hereditaments and premises containing an area of 14.584 acre more or less situate lying at and being the Dags as per table below, in Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly and State of West



8 SEP 2010

3034	11690	6.517	5.947
3035	11690	1.538	1.538
3033/4099	11690	0.960	0.960
3033/4100	11690	0.960	0.960
		Total	14.584

- B.** The name of Happy Suraksha Private Limited was changed to Sugam Promoters Private Limited (the Vendor herein) and a fresh of Certificate of Incorporation consequent to change of name was issued by the Registrar of Companies, West Bengal on 15th October, 2009.
- C.** The name of the Vendor herein has been mutated and recorded in respect of the Larger Property in the records of the B.L. & L.R.O. under L.R. Khutian No. 12284 and also in the records of the Konnagar Municipality vide Municipal Holding No. 61, Lal Bahadur Sastri Road (formerly Haren Chandra Banerjee Lane), within Ward No.15 (now Ward No.10) of the Konnagar Municipality.
- D.** The Lands comprised in the LR Dag Nos. 3033, 3034, 3033/4100 containing a total area of 12.291 acre was converted to a nature of "Bahital Abasan" under Section 4(C) of the West Bengal Land Reforms Act, 1955.
- E.** Portions Under Gift were intended to be gifted to Konnagar Municipality.
- F.** The portion containing an area of 13.004 acres or 39 bighas 06 Cottans 11 Chittacks 40 square feet more or less which remained after excluding the Portions under Gift from the area of the Entire Property is the Subject Property.
- G.** By an Indenture of Conveyance dated 28th March, 2019 made between the Owner No. 1 herein therein referred as the Vendor of the One Part and the Owner No. 2 herein therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances- III, Kolkata in Book No. I, Volume No. 1903-



100
CO-100
23 SEP 2010

out of 0.960 acre more or less) all now forming part of the Subject Property, absolutely and forever..

- H. The Owners are holding the Subject Property with an undivided 9.1028 acre being owned by the Owner No. 1 and an undivided 3.9012 being owned by the Owner No. 2 which translates to a 70% undivided share of the Owner No. 1 in the Subject Property and 30% undivided share of the Owner No. 2 in the Subject Property.

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

SIGNED SEALED AND DELIVERED by the withinnamed OWNERS at Kolkata in the presence of:

1. Shreyans Kajaria
7B Pretoria Street
Kolkata - 700071
[Signature]

2. SUKHENDU SAMANTA
S/O. SAHADEB SAMANTA
at Rampur Chak, P.S. Debra
P.O.: Bhyamchak
Dist: Paschim Medinipur
Pin. 721301, Service

SIGNED SEALED AND DELIVERED by the withinnamed DEVELOPER at Kolkata in the presence of:

1. P. Chandra
Rajesh Kumar Chandra
25 Anandian St.

SUGAM PROMOTERS PVT. LTD.
Ashokraj
Director

SHERATOVE NIRMAN PVT. LTD.
Sunil
Director / Authorized Signatory

SUGAM DIAMOND PROJECTS LLP
[Signature]
Partner/Authorized Signatory



ADDL. REGISTRAR
OF S.S. & P. IN KOLKATA
13 SEP 2019

RECEIPT AND MEMO OF CONSIDERATION





Received from the within named Developer the within mentioned sum of Rs.5,00,00,000/- (Rupees Five Crores) only towards part payment of the Security Deposit as follows:-

MEMO OF CONSIDERATION

S.L. NO.	Particulars	Date	Bank & Branch	Amount (Rs.)	Favouring
1.	RTGS	31.08.2019	Axis Bank, Sarat Bose Road Branch, Kolkata	50,00,000.00	Sugam Promoters Private limited
2.	-Do-	02.09.2019	-Do-	50,00,000.00	-Do-
3.	-Do-	03.09.2019	-Do-	50,00,000.00	-Do-
4.	-Do-	04.09.2019	-Do-	50,00,000.00	-Do-
5.	-Do-	05.09.2019	-Do-	45,00,000.00	-Do-
6.	-Do-	07.09.2019	-Do-	38,00,000.00	-Do-
7.	-Do-	09.09.2019	-Do-	45,00,000.00	-Do-
8.	Cheque No. 586722	12.09.2019	-Do-	22,00,000.00	-Do-
9.	Cheque No. 586719	12.09.2019	-Do-	45,00,000.00	Sheratove Nirman Private Limited
10.	Cheque No. 586720	12.09.2019	-Do-	50,00,000.00	-Do-
11.	Cheque No. 586721	12.09.2019	-Do-	55,00,000.00	-Do-
Total:				5,00,00,000.00	



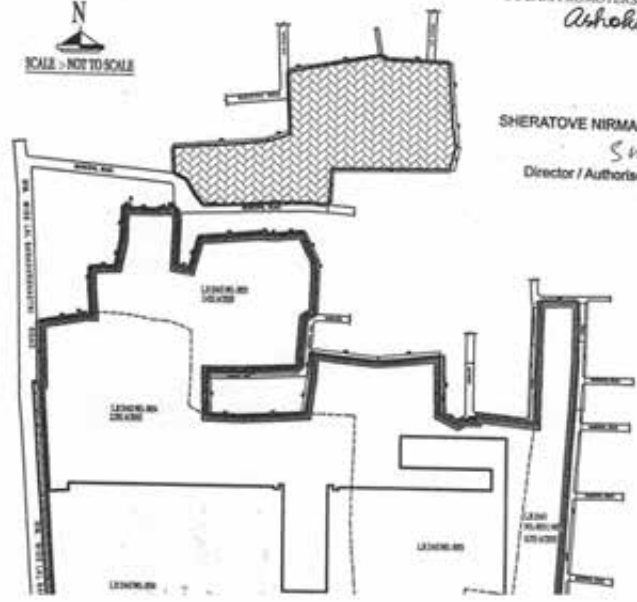
PLAN FORMING PART OF THE FOREGOING DEVELOPMENT AGREEMENT IN RESPECT OF MUNICIPAL HOLDING NO. 61 LAL BAHADUR SHASTRI ROAD, WITHIN WARD NO. 10 OF THE KONNAGAR MUNICIPALITY AND COMPRISED IN MOUZA-KONNAGAR, UNDER POLICE STATION UTTARPARA, IN THE DISTRICT OF HOOGHLY, WEST BENGAL.

- ENTIRE PROPERTY - 
- SUBJECT PROPERTY - 
- PHASE 1 - 
- PORTERS UNDER GET - 



SUDAM PROMOTERS PVT. LTD.
Ashokanof
 Director








SHERATOVE NIRMAN PVT. LTD.
Shafiq
 Director / Authorised Signatory


























OFFICE OF THE ADDL REGISTRAR
OF ASSURANCE CO., KOLKATA

13 SEP 2019

<i>Finger prints of the executant</i>					
 <i>Ashokraj</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
<i>Ashokraj</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
 <i>S. N. Y.</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

13 SEP 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGAM PROMOTERS PRIVATE
LIMITED

08/02/2007
Permanent Account Number
AABCH8180N



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGAM PROMOTERS PRIVATE
LIMITED

08/02/2007
Permanent Account Number
AABCH8180N



SHREYAS HRMAN PVT LTD

Unit 1, 2nd Floor, Sector 10, Gurgaon, Haryana




SOGAM DIAMOND PROJECTS LLP

PERMANENT ACCOUNT NUMBER
AJQPS0820D

TAXPAYER'S NAME
ASHOK SARAF

FATHER'S NAME
SANTOSH KUMAR SARAF

DATE OF BIRTH
02-11-1955

SIGNATURE


COMMISSIONER OF INCOME-TAX, N.S. - D.

Ashok Saraf

This card is not to be used as a receipt and
 will not be valid for any other purpose.
 07.
 00000000000000000000000000000000
 In case this card is lost/destroyed/obliterated
 the issuing authority is
 Assistant Commissioner of Income-tax.



भारत सरकार
विशेष पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

संभव संख्या / Enrollment No.: 1088/12803/00942

To
श्री अशोक शर्मा
Aashok Saraf
S/O: Santosh Kumar Saraf
Sicharth Building Flat-5B 142, Burdwan Road
Alipora
Circus Avenue Kolkata
West Bengal 700027
9830033712



MC2501431429H



आपका आधार क्रमांक / Your Aadhaar No. :

5399 5075 5762

मेरा आधार, मेरी पहचान

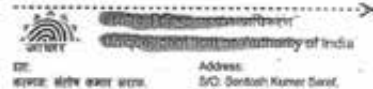
सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अतिरिक्त प्रमाणों/दस्तावेजों द्वारा प्रत्यापित करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.





This card is valid only if you are employed in the public service of the Government of Canada. It is not valid if you are employed in the private sector or if you are a self-employed individual.

Ce document n'est valide que si vous êtes employé(e) dans le service public du gouvernement du Canada. Il n'est pas valide si vous êtes employé(e) dans le secteur privé ou si vous êtes un individu indépendant.

This card is not valid if you are employed in the private sector or if you are a self-employed individual.

Ce document n'est pas valide si vous êtes employé(e) dans le secteur privé ou si vous êtes un individu indépendant.

Department of Social Security

Sna-f.



ভারত সরকার

Ministry of Information and Public Relations
Government of India

ই-সেবার্ট আই আই | Enrollment No. 10405555979630

শ্রী
শ্রী সুনীল কুমার
Shri Sunil Kumar
S/O Shri. Kumar
TEL: SURYAKRISHNA LAKSHMA ROAD
Alipore
Chitra Avenue Kalyani
West Bengal 700027
927162520072



আমার আধার আইডি / Your Aadhaar No.

9271 6252 0072

আমার আধার, আমার পরিচয়



শ্রী সুনীল কুমার
Shri Sunil Kumar
S/O Shri. Kumar
Kalyani Shri. Kumar
www.aar.gov.in (1551991)
সুনীল কুমার



PERMANENT ACCOUNT NUMBER
A0DPK550E

MR. NAME
VIVEK KUMAR KAJARIA

MR. M. M. JAIN
SHED KUMAR KAJARIA

MR. M. M. JAIN
25-03-1988

MINISTRY OF EDUCATION
GOVT. OF INDIA

GOVERNMENT OF ANDHRA PRADESH, INDIA



MR. M. M. JAIN / SHED KUMAR KAJARIA
MR. VIVEK KUMAR KAJARIA

MR. M. M. JAIN / SHED KUMAR KAJARIA
MR. VIVEK KUMAR KAJARIA
MR. M. M. JAIN / SHED KUMAR KAJARIA
MR. VIVEK KUMAR KAJARIA



ভারত সরকার
 Human Identification Authority of India
 Government of India
 প্রতিষ্ঠান আই আই (Enrollment No.: 10405555/9908)

কোড
 To
 শ্রী শ্রী কুমার সান্দ্রি
 Shri Kunal Kumar
 503, SUREKSHAKUNJ & ADHOKA ROAD
 Kalyan
 District
 421304
 9821364177
 3513 4050 8669
 MAA17108097



আপনার আধার সংখ্যা / Your Aadhaar No. :
3513 4050 8669
 আমার আধার, আমার পরিচয়

শ্রী শ্রী কুমার সান্দ্রি
 Shri Kunal Kumar
 পিতা : শ্রী শ্রী কুমার সান্দ্রি
 Father : Shri Kunal Kumar
 জন্ম তারিখ : (DOB) 25/07/1998
 পুনঃ স্ক্যান



3513 4050 8669



ELECTION COMMISSION OF INDIA

ভাৰতৰ নিৰ্বাচন কমিশ্বন

IDENTITY CARD WB / 29 / 215 / 25869

পৰিচয় পত্ৰ



Elector's Name : Sukhendu Samanta
নিৰ্বাচকৰ নাম : সুখেন্দু সামন্ত
Father / Mother /
Husband's Name : Sahadeb Samanta
পিতৃ/মাতৃ/স্বামীৰ নাম : সাহাৰেব সামন্ত
Sex : Male
লিংগ : পুৰুষ
Age as on 1.1.1995 : 25
১.১.১৯৯৫ ৰ দিনা : ২৫

Address
Mouza : Rampurchook
G.P. : Jalimanda
P.S. : Debra
Block : Debra
Dist : Midnapur
জেলা : মধ্যমণ্ডল
স. প. : জলিমন্ডা
ব্লক : দেব্ৰা
জেলা : মধ্যমণ্ডল

Official Signature

Major information of the Deed

Deed No.	1-1904-08808/2019	Date of Registration	13/09/2019
Deed No. (Old)	1904-0001462793/2019	Office where deed is registered	
Stamp Date	09/09/2019 12:55:41 PM	A.R.A. - IV KOLKATA, District, Kolkata	
Applicant Name, Address & Other Details	Sugam Diamond Projects LLP 2/5 Sarat Bose Road, 4th Floor Unit No-4B, Thana : Bullygunge, District : South 24- Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9999999999, Status :Buyer/Claimant		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2), [4311] Other than Immovable Property, Receipt (Rs : 5,00,00,000/-)		
Stamp Duty	Rs. 65,07,13,849/-		
Stamp Duty (Article 48(g))	Rs. 5,00,105/- (Article E, E, B, M(a), M(b), f)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Hooghly, P. S:- Uttarpara, Municipality: KONNAGAR, Road: Lal Bahadur Sastri Road, Road Zone : (Holding located On MainRoad – Holding located On MainRoad) , Mouza: Konnagar, , Holding No:61 Ji No: 7, Pin Code : 712235

Sl. No.	LR Number	Khatian Number	Land Proprietor	Use/RCR	Area of Land	Self Cost Value (INR)	Market Value (INR)	Other Details
L1	LR-3033	LR-12284	Bastu	Danga	4.054 Acre	1/-	19,65,57,703/-	Property is on Road
L2	LR-3034	LR-12284	Bastu	Factory	5.697 Acre	1/-	34,52,72,638/-	Property is on Road
L3	LR-3035	LR-12284	Pukur	Pukur	1.538 Acre	1/-	3,72,54,811/-	Property is on Road
L4	LR-3033/4099	LR-12284	Pukur	Pukur	0.735 Acre	1/-	1,83,03,012/-	Property is on Road
L5	LR-3033/4100	LR-12284	Bastu	Bastu	0.96 Acre	1/-	4,65,45,485/-	Property is on Road
		TOTAL :			1300.4Dec	5/-	6439,63,849/-	
		Grand Total :			1300.4Dec	5/-	6439,63,849/-	



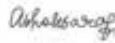
Land Lord Details :




Sr No	Name	Address	Photo	Fingerprint	Signature
1	Sugam Promoters Private Limited 2/5 Sarat Bose Road, Unit No- 1F, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AABCH8180N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative				
2	Sheratove Nirman Private Limited 7B Dr Harendra Coomer Mukherjee Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: ABBC8936J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative				

Developer Details :

Sr No	Name	Address	Photo	Fingerprint	Signature
1	Sugam Diamond Projects LLP 2/5 Sarat Bose Road, 4th Floor, Unit No-4B, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: ADZFS2010G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative				

Representative Details :

Sr No	Name	Address	Photo	Fingerprint	Signature
1	Ashok Saraf (Presentant) Son of Late - Santosh Kumar Saraf Date of Execution - 12/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office				
	14/2 Burdwan Road, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJQPS0820D, Aadhaar No: 53xxxxxxxx5762 Status : Representative, Representative of : Sugam Promoters Private Limited (as Director)		See 12/2019 - 4/2019	LT 13/09/2019	13092019

701 Suryakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:- AFCPK7875A, Aadhaar No: 920000000072 Status : Representative, Representative of : Sheratove Nirman Private Limited (as Director)			
3			
Name	Photo	Finger Print	Signature
Vivek Kumar Kajaria Son of Sheo Kumar Kajaria Date of Execution - 12/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office			
	Sheo 13.09.2019 4.27PM	LP 13/09/2019	13/09/2019
701, Suryakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:- AGDPK5580E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sugam Diamond Projects LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sukhendu Samanta Son of Sahadeb Samanta Rampunhak, P.O:- Jalimanda, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721101			
	13/09/2019	13/09/2019	13/09/2019
Identifier Of Ashok Saraf, Sheo Kumar Kajaria, Vivek Kumar Kajaria			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-2.8378 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-1.2162 Acre
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-4.9879 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.7091 Acre
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.0766 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-1.4514 Acre
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.5285 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.2265 Acre
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.672 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.288 Acre
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-6300.00000000 Sq Ft
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-2700.00000000 Sq Ft

L2	LR Plot No.- 3034, LR Khatian No.- 12284	Owner: সুদাম সোমসিংহ ডাঃ সি, বস, Gurdian: ডাঃ অক্ষয় সার, Address: সিংহ Classification: কালনাগ, Area: 5.94700000 Acre.	Sugam Promoters Private Limited
L3	LR Plot No.- 3035, LR Khatian No.- 12284	Owner: সুদাম সোমসিংহ ডাঃ সি, বস, Gurdian: ডাঃ অক্ষয় সার, Address: সিংহ Classification: পূর্ব, Area: 1.53800000 Acre.	Sugam Promoters Private Limited
L4	LR Plot No.- 3033/4099, LR Khatian No.- 12284	Owner: সুদাম সোমসিংহ ডাঃ সি, বস, Gurdian: ডাঃ অক্ষয় সার, Address: সিংহ Classification: পূর্ব, Area: 0.75600000 Acre.	Sugam Promoters Private Limited
L5	LR Plot No.- 3033/4100, LR Khatian No.- 12284	Owner: সুদাম সোমসিংহ ডাঃ সি, বস, Gurdian: ডাঃ অক্ষয় সার, Address: সিংহ Classification: বাস, Area: 0.96000000 Acre.	Sugam Promoters Private Limited

Endorsement For Deed Number : I - 190408808 / 2019

Admission of Execution Under Section 43, West Bengal 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.

Admission of Execution Under Section 52A, West Bengal Registration Rules, 1962
 Presented for registration at 16:13 hrs on 13-09-2019, at the Office of the A.R.A. - IV KOLKATA by Ashok Saraf.

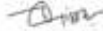
Admission of Execution Under Section 48, West Bengal Registration Rules, 1962
 Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,07,13,849/-

Admission of Execution Under Section 48, West Bengal Registration Rules, 1962 (Representative)
 Execution is admitted on 13-09-2019 by Ashok Saraf, Director, Sugam Promoters Private Limited (Private Limited Company), 2/5 Sarat Bose Road, Unit No- 1F, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020
 Identified by Sukhendri Samanta, Son of Sahadeb Samanta, Rampurchak, P.O: Jalimanda, Thana: Debra, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Execution is admitted on 13-09-2019 by Sheo Kumar Kajaria, Director, Shearlove Nirman Private Limited (Private Limited Company), 7B Dr Harendra Coomer Mukherjee Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, District- Kolkata, West Bengal, India, PIN - 700071
 Identified by Sukhendri Samanta, Son of Sahadeb Samanta, Rampurchak, P.O: Jalimanda, Thana: Debra, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 75,021/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 104772, Amount: Rs 100/-, Date of Purchase: 09/09/2019, Vendor name: S
MUKHERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2019 3:56PM with Govt. Ref. No: 192019200072494351 on 12-09-2019, Amount Rs: 75,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 896975504 on 12-09-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2019, Page from 432006 to 432067
being No 190408808 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.09.20 16:36:49 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 20-09-2019 16:36:43
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

DATED THIS 12th DAY OF SEPTEMBER 2012

BETWEEN

SUGAM PROMOTERS PRIVATE LIMITED

SHERATOVE NIRMAN PRIVATE LIMITED

OWNERS

AND

SUGAM DIAMOND PROJECTS LLP

DEVELOPER

AGREEMENT

DSP LAW ASSOCIATES

ADVOCATES

1B, HARE STREET

