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

R. N. Choudhary
District Sub-Registrar-II
Alipore, South 24 Parganas

13 SEP 2017

12-38
13/9/17
R. N. 1252051/17



JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made this 26th day of May....., Two Thousand Seventeen (2017);

BETWEEN

(1) **SILICAL HOUSING SYSTEMS LTD. (PAN :AFTPA4307C)** having its registered office at 23A, N.S. Road, 8th Floor, Suite 9B, P.O. G.P.O. Police Station Hare Street, Kolkata-700001, represented by **SHRI JAGDISH KUMAR KHEMKA (PAN : AFOPK1261Q)** son of Late Om Prakash Khemka residing at 117, Block F, New Alipore, P.O. New Alipore, Police Station New Alipore, Kolkata -700053, (2) **ANJANEYA CONSTRUCTIONS PVT. LTD. (PAN: AAFCA7742P)** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA (PAN : AGLPD8450A)** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027, (3) **CONSOLIDATED RAYON LTD. (PAN: AABCC2714R)** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA (PAN: AGLPR8450A)** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027 and (4) **FAIRLAND MARKETING PVT. LTD. (PAN: AABCF3853A)** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA (PAN AGLPD8450A)** son of Ramprakash Dalmia residing at 11, Ashoka Road, P.O. Alipore, Police Station Alipore, Kolkata -700027, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, representatives administrators and assigns) of the **ONE PART**.

AND

GITA ENTERPRISES (PAN: AARFG0389F), a Partnership Concern having its office at 5A, Narendra Chandra Dutta Sarani, Kolkata-700001 being represented by its partner **SHRI ABHISHEK BHALOTIA (PAN: ADFPB3925K)** son of Om Prakash Bhalotia by faith Hindu by occupation - Business, residing at 20/1, Chetla road, P.O. Alipore, Police Station Alipore, Kolkata-700027, hereinafter collectively called the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include the respective heirs of partners, successors -in- interest and assigns) of the **OTHER PART**.

WHEREAS one Asesh Kanta Bandopadhyay Chowdhury son of Amiya Kanta Bandopadhyay Chowdhury purchased some landed property in Mouza - Shibrapur, J.L. No. 18, R.S.No.77, District collectorate Touzi No. 1825, Pargana -

Balia, Police Station - Behala, under hal Rivisional Dag No. 102/118, under hal Rivisional Khatian No.44, measuring about 22 decimal and under hal Rivisional Dag No. 103/119, under hal Rivisional Khatian No.44, measuring about 03 decimal total measuring about 25 decimal equivalent to 15 cottahs 2 chittacks more or less and under hal Rivisional Dag No. 102 & 103 under hal Rivisional Khatian No.265, land measuring about 7 cottahs 2 chittacks from Tarak Sadhan Halder, Kalyan Kumar Halder and Smt. Namita Rani Halder by way of Sale Deed registered in the office of Joint Sub-Registrar Alipore at Behala, and recorded in Book No.1, Volume No.21 paged 76 to 89 being No.959 for the year 1966 for establishment of small scale Industries.

AND WHEREAS Sri Asim Kanta Bandopadhyay Chowdhury and Sri Anjan Kanta Bandopadhyay Chowdhury both sons of Amiya Kanta Bandopadhyay Chowdhury and also brother of said Sri Asesh Kanta Bandopadhyay Chowdhury filed a title suit in the Learned 7th Court of Sub-Judge at Alipore being Title Suit No. 3 of 1980 against the said Sri Asesh Kanta Bandopadhyay Chowdhury for partition of the said property.

AND WHEREAS after hearing of the case the Learned Court passed an order and decreed that the suit be decreed finally in terms of the petition of compromise and the plan which do form part of the decree.

AND WHEREAS as per order of the Learned Court Sri Asim Kanta Bandopadhyay Chowdhury was allotted Lot -B marked with Yellow border in the plan annexed thereto, comprising of 448.71 sq.mtr. of land with all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd share of the entire suit property.

AND WHEREAS as per order of the teamed Court Sri Anjan Kanta Bandopadhyay Chowdhury was allotted Lot-C marked with Brown border in the plan annexed thereto, comprising of 451.12 sq.mtr. of land with all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd share of the entire suit property.

AND WHEREAS as per order of the Learned Court Sri Asesh Kanta Bandopadhyay Chowdhury was allotted Lot-A. marked with RED border in the plan annexed thereto, comprising of 450.57 Sq.mtr. of land with all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd

share of the entire suit property and Lot-D marked with Green Border in the plan annexed thereto which shall form a part of the compromise petition comprised in 137.86 sq.mtr. of land will be a common passage of the parties herein and will be in joint possession of the parties for the purpose of egress and ingress in to their respective allotment with all easement right thereto.

AND WHEREAS *by virtue of the said partition Sri Asesh Kanta Bandopadhyay Chowdhury became the owner of land measuring about 450.57 sq. mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding No.78, Ho-Chi-Minh Sarani, in Mouza - Sivarampur, R.S. No.77, J.L. No. 18, Touzi No. 1826, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No.102 and 103, Police Station - Behala, District 24 Pargana.*

AND WHEREAS *by virtue of the said partition Sri Asim Kanta Bandopadhyay Chowdhury became the owner of land measuring about 448.71 Sq.mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding Ko.78/1, Ho-Chi-Minh Sarani, in Mouza -Sivarampur, R.S. No.11, J.L. No.18, Touzi No.1525, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No. 102 and 103, Police Station - Behala, District 24 Pargana.*

AND WHEREAS *by virtue of the said partition Sri Anjan Kanta Bandopadhyay Chowdhury became the owner of land measuring about 451. 12 Sq.mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding No.78/2, Ho-Chi-Minh Sarani, in Mouza - Sivarampur, R.S. No-77, J.L. No.18, Touzi No. 1828, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No. 102 and 103, Police Station - Behala, District 24 Pargana.*

AND WHEREAS *said Sri Asesh Kanta Bandopadhyay Chowdhury sold his entire property 450.57 Sq.mtr. equivalent to 4850 Sq.ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78, Ho-Chi-Minh Sarani, Police Station - Behala, District 24 Pargana, to **PTONTODEL ENGINEERING SYSTEMS PRIVATE LIMITED**, having its registered office at 74, Hazra Road, Police Station - Ballygunge, Calcutta - 700029, by way of deed of sale registered in the office of D.S.R, Alipore, 24 Pargana*

on 29th January, 1983 and recorded in Book No.I, Volume No. 40, pages 180 to 197, Being No. 1056, for the year 1983.

AND WHEREAS said Sri Asim Kanta Bandopadhyay Chowdhury also sold his entire property 448.71 Sq.mtr. equivalent to 4830 sq.ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78/1, Ho-Chi-Minh Sarani, Police Station - Behala, District 24 Pargana, to **PTONTODEL ENGINEERING SYSTEMS PRIVATE LIMITED**, having its registered office at 74, Hazra Road, Police Station - Ballygunge, Calcutta - 700029, by way of Deed of Sale registered in the office of D.S.R- Alipore, 24 Pargana on 29th January, 1983 and recorded in Book No.I, Volume Ho. 40, pages 145 to 162, Being No. 1055, for the year 1983.

AND WHEREAS said Sri Anjan Kanta Bandopadhyay Chowdhury also sold his entire property 451.12 Sq.mtr. equivalent to 4855.81527 Sq. ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78/2, Ho-Chi-Minh Sarani, Police Station - Behala, District 24 Pargana, to **PTONTODEL ENGINEERING SYSTEMS PRIVATE LIMITED**, having its registered office at 74, Hazra Road, Police Station - Ballygunge, Calcutta - 700029, by way of Deed of Sale registered in the office of D.S.R. Alipore, 24 Pargana on 29th January, 1983 and recorded in Book No.I, Volume No.40, pages 145 to 162, Being No. 1054, for the year 1983.

AND WHEREAS by virtue of the said registered deed of sale Ptontodel Engineering Systems Private Limited, mutated its name in the records of the Calcutta Municipal Corporation then Kolkata Municipal Corporation being Holding No.78, Ho-Chi-Minh Sarani, under Assesses No.41-127-06-0144-7 and also mutated its name in the in the records of the Calcutta Municipal Corporation then Kolkata Municipal Corporation being Holding No.78/1, Ho-Chi-Minh Sarani, under Assesses No.41-127-06-0405-9 and also mutated another plots of land being Premises No.78/2, Ho-Chi-Minh Sarani, under Assessee No.41-121-06-0406-0 and absolutely seized and possessed of the entire land with area of land for common passage within the said three premises that means total land measuring- about 22 Cottahs 4 chittacks of land and by paying taxes thereto.

AND WHEREAS said Ptontodel Engineering Systems Private Limited also sold his entire property 78, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0144-7,

Premises No.78/1, Ho-Chi-Minh Sarani, under Assesses No.41-127-06-0405-9, Premises No.78/2, Ho-Chi-Minh Sarani, under Assessee No.41-121-06-0406-0, Police Station - Behala, District 24 Pargana, to (1) **SILICAL HOUSING SYSTEMS LTD.** having its registered office at 23A, N.S. Road, 8TH Floor, Suite 9B, P.O. G.P.O. Police Station Hare Street, Kolkata-700001, represented by **SHRI JAGDISH KUMAR KHEMKA** son of Late Om Prakash Khemka residing at 117, Block F, New Alipore, P.O. New Alipore, Police Station New Alipore, Kolkata -700053, (2) **ANJANEYA CONSTRUCTIONS PVT. LTD.** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, P.O. Alipore, Police Station Alipore, Kolkata -700027, (3) **CONSOLIDATED RAYON LTD.** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027 and (4) **FAIRLAND MARKETING PVT. LTD.** (having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027, by way of Deed of Sale registered in the office of D.S.R. II, Alipore 24 Parganas on 1st December, 2014 and recorded in Book No.I, Volume No.17, pages 2344 to 2365, Being No.12715, for the year 2014.

AND WHEREAS by virtue of the said Deed of Sale said (1) **SILICAL HOUSING SYSTEMS LTD.**, (2) **ANJANEYA CONSTRUCTIONS PVT. LTD.**, (3) **CONSOLIDATED RAYON LTD.** and (4) **FAIRLAND MARKETING PVT. LTD.** became the joint owners of the said property and mutated its name in the records of the B.L. & L.R.O. T.M. Block, Behala and converted the character of land as Bastu and also mutated its name in the records of the Kolkata Municipal Corporation, and also amalgamated the said three premises being known and numbered Premises No.78, Ho-Chi-Minh Sarani, Kolkata - 700061, Ward No.127, under Assessee No.41-127-06-0144-7, and by paying taxes regularly.

AND WHEREAS the said (1) **SILICAL HOUSING SYSTEMS LTD.**, (2) **ANJANEYA CONSTRUCTIONS PVT. LTD.**, (3) **CONSOLIDATED RAYON LTD.** and (4) **FAIRLAND MARKETING PVT. LTD.**, the owners herein, entered into a Joint Venture Agreement on 25th day of August, 2015 registered in the office of D.S.R.-II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No.1602-2015, page

from 101972 to 101998, Being No.160208962, for the year 2015 for development of the land measuring about 22 cottahs 4 Chittacks 00 Sq.ft. more or less together structure standing thereon along with amenities and facilities, passages and all other easements rights attached thereto, lying and situated in Mouza- Shibrapur, J.L. No. 18, LR Khatian No. 2107, 2108, 2109, 2110, LR Dag No.102, 103, 102/818 and 103/819 Police Station - Behala, being Premises No. 78, Ho-Chi-Minh Sarani, Kolkata- 700061, within the Jurisdiction of the Kolkata Municipal Corporation, Ward no.127, under Assessee No.41-127-06-0144-7, District 24 Parganas (South), morefully described in the Schedule hereunder written, on the terms and conditions stated therein.

AND WHEREAS in terms of the said Joint Venture Agreement the Owners applied for obtained sanction building plan from the Kolkata Municipal Corporation for construction of multi storied building on the said premises No.78, Ho-Chi-Minh Sarani, Police Station- Behala, Kolkata - 7000061, Ward No.127, District 24 Parganas (South) and the said sanctioned building plan yet to be received.

Abhishek Bhattacharya
AND WHEREAS due to in sufficient fund and some other unavoidable circumstances the Developer is unable to execute the said project as per Agreement and as such both the parties there to cancelled the said Development Agreement on 26.05.2017, ^{regd. on 13.9.17} and the cancellation agreement ~~shall be~~ ^{vide BK No. 1, Deed No. 08520/17} duly registered in the office of D.S.R. II, Alipore, South 24 Parganas and the said (1) SILICAL HOUSING SYSTEMS LTD., (2) ANJANEYA CONSTRUCTIONS PVT. LTD., (3) CONSOLIDATED RAYON LTD. and (4) FAIRLAND MARKETING FVT. LTD., the Owners herein, takes the possession from the Developer in respect of its said property.

AND WHEREAS the Owner is not financially competent and as such further looking for Investor/Developer who would agree to construct building on the said land and invest funds for completion of the said building according to the building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions to be negotiated and settled between the Owner and the Developer.

AND WHEREAS the Developer herein have come forward and offered the Owners to develop their said landed property measuring about 22 cottahs 4 Chittacks 00 Sq.ft. more or less along with amenities and facilities, passages and all other easements rights attached thereto, lying and situated in Mouza- Shibrapur, J.L. No. 18, LR Khatian No. 2107, 2108, 2109, 2110, LR Dag No.102, 103, 102/818 and

103/819 Police Station - Behala, being Premises No. 78, Ho-Chi-Minh Sarani, Kolkata- 700061, within the Jurisdiction of the Kolkata Municipal Corporation, Ward no.127, under Assessee No.41-127-06-0144-7, District 24 Parganas (South), morefully described in the Schedule hereunder written, by constructing multi storied building thereon consisting of several independent flats and car parking space and other spaces and other spaces as per sanctioned building plan by the Kolkata Municipal Corporation through the Developer herein and after proactive discussions between the parties hereto, both the parties hereto have agreed to develop the said property in the terms and conditions are as follows:

BEFORE EXECUTION OF THIS AGREEMENT THE OWNERS HAS REPRESENTED AND ASSURED TO THE DEVELOPER as follows:-

1. That the said property is free from all encumbrances charges, liens, lispensens, attachments, whatsoever and the same is occupied by the Owners.
2. That there is no notice of acquisition or requisition received or pending in respect of the said property morefully described in the Schedule 'A' hereunder written.
3. The Owners further declare that they have obtained No Objection Certificate Under the provisions of the Urban Land (Ceiling and Regulations) Act. 1976.
4. The Owners has declared to the Developer that the Owners has good marketable title in respect of the said property without any claim right title, interest of any person or persons therein and the Owners has absolute right to enter into any Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any third Party's claim and demands whatsoever with regard to the title and Ownership of the Owners.
5. There is no other agreement in existence at present in respect of the said premises.

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

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning :-

- a) **PREMISES** shall mean *ALL THAT* piece and parcel of land measuring about 22 cottahs 4 Chittacks 00 Sq.ft. more or less along with amenities and facilities, passages and all other easements rights attached thereto, lying and situated in Mouza- Shibrapur, J.L. No. 18, LR Khatian No. 2107, 2108, 2109, 2110, LR Dag No.102, 103, 102/818 and 103/819 Police Station - Behala, being Premises No. 78, Ho-Chi-Minh Sarani, Kolkata- 700061, within the Jurisdiction of the Kolkata Municipal Corporation, Ward no.127, under Assessee No.41-127-06-0144-7, District 24 Parganas (South), morefully and particularly described in the Schedule "A" hereunder written.
- b) **PLAN** shall mean plan or plans to be prepared by the Registered Architect/L.B.S. sanctioned by the Kolkata Municipal Corporation for construction of multi storied building at the said Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 7000061, Ward No.127, District 24 Parganas (South).
- c) **OWNERS** shall mean (1) **SILICAL HOUSING SYSTEMS LTD.** having its registered office at 23A, N.S. Road, 8th Floor, Suite 9B, P.O. G.P.O. Police Station Hare Street, Kolkata-700001, represented by **SHRI JAGDISH KUMAR KHEMKA** son of Late Om Prakash Khemka residing at 117, Block F, New Alipore, P.O. New Alipore, Police Station New Alipore, Kolkata -700053, (2) **ANJANEYA CONSTRUCTIONS PVT. LTD.** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027, (3) **CONSOLIDATED RAYON LTD.** having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027 and (4) **FAIRLAND MARKETING PVT. LTD.** (having its registered office at P-141, Sahapur Colony, 1st Floor, Kolkata-700053 represented by **SHRI ADITYA DALMIA** son of Ramprakash Dalmia residing at 11, Ashoka Road, Alipore, P.O. Alipore, Police Station Alipore, Kolkata -700027, and its successors-in-office, successors -in-interest, and assigns.

- d) **DEVELOPER** shall mean **GITA ENTERPRISES** a Partnership Concern having its office at 5A, Narendra Chandra Dutta Sarani, Kolkata-700001 being represented by its partner **SHRI ABHISHEK BHALOTIA** son of Om Prakash Bhalotia by faith Hindu by occupation - Business, residing at 20/1, Chetla road, P.O. Alipore, Police Station Alipore, Kolkata-700027 and its successors-in-office, successors -in-interest, and assigns.
- e) **NEW BUILDING** shall mean the building to be constructed as multi storied building on the said Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South), by the Developer in accordance with the sanction Plan or Plans sanctioned by the Kolkata Municipal Corporation under the supervision and cost by the Developer.
- f) **OWNERS'S ALLOCATION** shall mean owners will get Rs.410/- per sq.ft. of the total built up area of the proposed area FAR to be sanctioned by the Kolkata Municipal Corporation in lieu of its entire landed property/ Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South), morefully described in the Schedule 'B' hereunder written and the said amount shall paid by the Developer to the Owners in the following manner:-

i)	At the time of execution of this Agreement	15,00,000/-
ii)	As per progress of Construction and as Mutually agreed but complete the balance payment on completion of the construction of the new building.	

- g) **BUILDING PLAN** shall mean the Planner plans of the proposed building to be constructed on the plan of the proposed multi storied building to be constructed on the said Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South).
- h) **DEVELOPER'S ALLOCATION** shall mean the developer will get entire constructed area as per building plan to be sanctioned by the Kolkata

Municipal Corporation TOGETHER WITH entire landed property/Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South), morefully described in the Schedule "C" hereunder written.

2. *That the Owners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intend and object that the Developer shall have the necessary copy of sanctioned plans and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect as provided in the Schedule 'A' hereunder written.*
3. *That in the circumstances and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained herein and the obligation to be performed, fulfilled observed by the Owners and the Developers and in future consideration of the Owners having agreed to grant the exclusive right of development of the said premises to the Developers. It shall be the responsibility and obligation of the Developers to comply with the terms and conditions as follows :*
 - a) *To commence the construction of the proposed multi storied building and vacant possession of the said property whichever is later and complete the proposed building as per Building Plan sanction by the Kolkata Municipal Corporation.*
 - b) *That the Owners shall execute necessary Deed of Conveyance in respect of the entire landed property/premises attributable to the Developer allocation in the proposed multi storied building in favour of the Developers at any time.*
4. *That the Developer shall construct and complete the said multi storied building as already agreed upon and shall undertake full responsibility and the Owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to its consideration activities and for faulty and/or any other defect or default whatsoever and the Developer/ Building shall keep the Owners fully indemnified at all times against any loss or damage which may be caused to*

the Owners or any one also due to any accident during construction for any unauthorized construction in deviation of the plan and/or due to any other cause whatsoever.

5. *That in consideration of the Developer constructing the said multi storied building and the terms and conditions, contained in this Agreement and also performing the obligations to be fulfilled, the Developers shall get the Developer's allocation in the said premises and the developers shall keep the Owners fully indemnified for all times to come and for all purposes and consequences whatsoever in the matter of their owing and possessing their allocation quietly & peacefully.*
6. **DEVELOPER AGREES :**
 - a. *To incur all costs, charges and expenses for construction of the said multi storied building as per plan prepared by the registered Architect.*
 - b. *To complete the entire construction work of the proposed multi storied building in all respect and fully completed and for habitation in all sense of the term with facilities and/ or amenities attached thereto.*
 - c. *The Owners further agrees to make payment of rates and taxes or other outgoings in respect of the aforesaid property till the dated of sanction of building plan from the K.M.C. and thereafter the Developer shall pay the taxes to the Kolkata Municipal Corporation and/or other outgoing in respect of the aforesaid property.*
 - d. *The Developer also agrees that from time to time the Owners and their authorized representatives shall have right of inspection of the construction of the proposed building without creating any disturbances or obstruction to the building, provided however the Owners or their authorized representatives shall have right to point out any defect or to give any suggestion to the developer of the multi storied building.*
 - e. *The Developer soon after signing this Agreement in respect of the aforesaid property shall be liable pay all rates and taxes in respect of the aforesaid property until handing over of the respective shares as per allocation.*

7. **DEVELOPER'S OBLIGATION :**

- a) *To construct and complete the said multi storied building with in all respects in terms of this agreement and also strictly in accordance with the sanctioned plan.*
- b) *To enjoy, negotiate and enter into agreement for sale with prospective buyer and accept advance and/or consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons it may desire without any interference from the Owners.*
- c) *The Developer will be entitled to enter into an Agreement for sale and/or transfer the respective flats in its allocation in the multi storied building. At the time of execution of the Deed of Conveyance the Owners shall be a party on such deed along with the Developers.*
- d) *That the Developer has agreed to pay all the incidental charges during construction/completion of the said multi storied building. It is further made clear that the Owners shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developers allocation in the proposed building.*

8. **OWNERS AGREED:**

- a) *To sign and execute all necessary papers undertaking affidavit, documents declaration deed, which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid instruments shall require to be approved by the Owners before the execution of this same.*
- b) *To co-operate with the Developer for construction and all at the allied worth for completion of the multi storied building at the said Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South).*
- c) *The Owners shall handover the entire premises in vacant conditions to the Developer at the time of execution of this agreement.*
- d) *The Owners also agree to handover all the original title deed, tax receipts, and other related papers and documents in respect of the said property to*

the Developer and the Developer shall be entitled to apply to any bank loan by keeping mortgage the said property.

9. **OWNERS HAVE FURTHER AGREED as follows :**

- a) *Not to sell transfer alienate or encumber the premises so long this agreement shall remain in force and effect.*
 - b) *Not to cause any obstruction or interference in the bonafide construction erection and completion of the said multi storied building on the said premises.*
 - c) *To deliver the premises together as is where is basis. The owner has already demolished the existing old structure of the said premises.*
 - d) *To execute Registered a Power of attorney to the developer getting plans and revised plans to be prepared by the Municipal for construction of the said building being Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South), morefully described in the Schedule "A" hereunder written.*
10. *The Developer shall not be treated in default if the work is delayed due to the reasons amounting to **FORCE MAJURE** like earthquake, civil commotion or other nature of calamity which would be beyond its control.*
11. *The Developer shall be entitled to deal with or to dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from either side as long as such disposal would not violate any provision of this Agreement.*
12. **MISCELLANEOUS :**
- (i) *It shall be responsibility of the developer to obtained the Maximum possible space within the byelaws the authorities concerned for the maximum exploitation of the value of the said property without altering the sanction plan.*
 - (ii) *That by such delivery of the land/premises by the Owners to the Developer the Owners however shall not create any encumbrances and/or liens in respect of the property provided however the developer's exclusive right for development of the property shall not in any way be affected.*

- (iii) That if any deviation is done by the Developer at its own costs and expenses the Owners shall have no objection and claim or demand for any other space etc.

SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 22 cottahs 4 Chittacks 00 Sq.ft. more or less ^{together with 200 sq ft tiles shed structure} along with amenities and facilities, passages and all other easements rights attached thereto, lying and situated in Mouza- Shibrampur, J.L. No. 18, LR Khatian No. 2107, 2108, 2109, 2110, LR Dag No.102, 103, 102/818 and 103/819 Police Station - Behala, being Premises No. 78, Ho-Chi-Minh Sarani, Kolkata- 700061, within the Jurisdiction of the Kolkata Municipal Corporation, Ward no.127, under Assessee No.41-127-06-0144-7, District 24 Parganas (South), butted and bounded in the manner following :

ON THE NORTH : By 43' ft wide Ho-Chi-Minh Sarani formerly Biren Roy Road (West);

ON THE SOUTH : By Private Residential Buildings;

ON THE EAST : By Land of Krishnapada Mondal;

ON THE WEST : By land of Sri Bechulal Halder.

SCHEDULE 'B' ABOVE REFERRED TO

OWNERS'S ALLOCATION

ALL THAT owners will get Rs.410/- per sq.ft. of the total built up area of the proposed area FAR to be sanctioned by the Kolkata Municipal Corporation in lieu of its entire landed property/ Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South) and the said amount shall paid by the Developer to the Owners in the following manner:-

i)	At the time of execution of this Agreement	₹ 15,00,000/-
ii)	As per progress of Construction and as Mutually agreed but complete the balance payment on completion of the construction of the new building.	

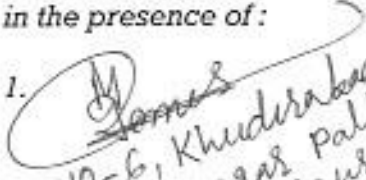
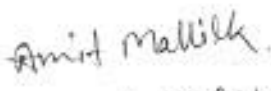
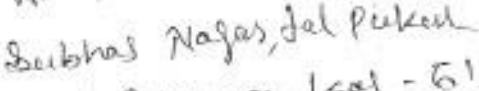
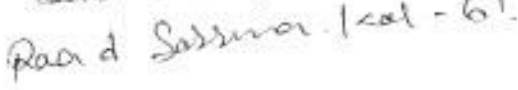
SCHEDULE 'C' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT developer will get entire constructed area as per building plan to be sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** entire landed property/Premises being No.78, Ho-Chi-Minh Sarani, Police Station-Behala, Kolkata- 700061, Ward No.127, District 24 Parganas (South).



IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

1. 
NO-6, Khudirabad
Vidyasagar Pally,
P.S. - Sonaspur
P.O. - Dhalua.
Pin - 700152.
2. 
Amit Mallik

Subhas Nagas, del Pukur

Rana d Sarsena, Kat - 61.
P.S - Sarsena.
P.O - Sarsena.

FCI FARMLAND MARKETING (P) LTD.

 Director
 For Anjaneya Constructions (P) LTD.

 Director
 SPECIAL AGENT BY

 21/09/18

SIGNATURE OF THE OWNERS

GITA ENTERPRISES
Abhishek Bhalotia
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:
P. K. Chatterjee
Advocate *16/08/18*
Alipore Court
Kolkata-700027

RECEIVED from the within named Developer Within mentioned sum of **Rs. 15,00,000/- (Rupees Fifteen Lakh) only** as part consideration as per memo below:-

MEMO OF CONSIDERATION

<u>CASH/ CHEQUE No.</u>	<u>DATE</u>	<u>BANK AND BRANCH</u>	<u>AMOUNT (Rs.)</u>
242701 (R.T.G.S.)	26.05.2017	VIJAYA BANK N.S. ROAD	15,00,000/-

TOTAL Rs.15,00,000/-

RUPEES FIFTEEN LAKH ONLY.

For Anjaneya Constructions (P) LTD.

Consolidated Rayon Limited

WITNESSES:

1.

[Signature]
NO-6, Khudirabad
Vidya sagar Pally
P.S - Sonarpur
P.O - Dhalua
P.N- 700152

2.

Amit Mallik
Subhas Nagar Jalpukur
Raad Sarsena, Kal-61
P.O - Sarsena
P.S - Sarsena

For FAIRLAND MARKETING (P) LTD.

SILICAL HOUSING SYSTEMS LIMITED

SIGNATURE OF THE OWNERS

Printed by

Sudhanya

Alipore Court
Kolkata -700027



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ADITYA DATTA

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : JAGDISH KHEMKA

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ABHISHEK BHALOTIA

SIGNATURE : Abhishek Bhalotia

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

GRN: 19-201718-007539973-1 Payment Mode Online Payment
GRN Date: 12/09/2017 11:14:38 Bank: Vijaya Bank
BRN: 16869995 BRN Date: 12/09/2017 11:15:43

DEPOSITOR'S DETAILS

Id No. : 16020001257651/5/2017
(Query No./Query Year)

Name : ABHISHEK BHALOTIA
Contact No. : Mobile No. : +91 9831170107
E-mail : abhishek_3874@yahoo.co.in
Address : 5A NC DUTTA SARANI KOLKATA700001
Applicant Name : Mr P K Chatterjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020001257651/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	16020001257651/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	15053

Total

89974

In Words : Rupees Eighty Nine Thousand Nine Hundred Seventy Four only



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SILICAL HOUSING SYSTEMS LIMITED



28/07/1992

Permanent Account Number

AAHCS2929N

06012016





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABCC2714R



नाम /NAME

CONSOLIDATED RAYON LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

23-08-1990

आयकर अधिकारी, पं. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJANEYA CONSTRUCTIONS PRIVATE
LIMITED

26/05/2006

Permanent Account Number

AAFCA7742B

07/07/2006



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADFPB3925K



नाम / NAME

ABHISHEK BHALOTIA

पिता का नाम / FATHER'S NAME

OM PRAKASH BHALOTIA

जन्म तिथि / DATE OF BIRTH

19-01-1980

हस्ताक्षर / SIGNATURE

Abhishek Bhalotia

आयकर अधिकारी, प. सं. - II

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





Handwritten signature



भारत सरकार
GOVT. OF INDIA

ADITYA DALMIA
RAM PRAKASH DALMIA

1709/1983
Passport Account Number
AGLP08450A

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFG0389F

नाम / Name
GITA ENTERPRISES

गठन/गठन की तारीख
Date of Incorporation / Formation
18/04/2017

22042017



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-0001257651/2017	Office where deed will be registered
Query Date	05/09/2017 4:41:06 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	P K Chatterjee Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831594363, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value	Market Value	
	Rs. 3,37,13,025/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)	

Land Details :

Distict: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (Kethopole -- REST (Premises located on Ho-Chi-Min Sarani) Ward-127,128) . . Premises No. 78, Ward No: 127

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		22 Katha 4 Chatak		3,36,53,025/-	Width of Approach Road: 43 Ft.,
Grand Total :					36.7125Dec	0/-	336,53,025 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	60,000 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SILICAL HOUSING SYSTEMS LTD (Private Limited Company) .23A, N.S. Road, 8 th Floor, Suite 9B, Post Office: GPO, Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AFTPA4307C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	ANJANEYA CONSTRUCTIONS PVT. LTD (Private Limited Company) .P-141, Sahapur Colony, 1st Floor, Post Office: Sahapur, New Market, District-Kolkata, West Bengal, India, PIN - 700053 PAN No. AAFCA7742P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	CONSOLIDATED RAYON LTD (Private Limited Company) .P-141, Sahapur Colony, 1st Floor, Post Office: Sahapur, New Market, District-Kolkata, West Bengal, India, PIN - 700053 PAN No. AABCC2714R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	FAIRLAND MARKETING PVT. LTD (Private Limited Company) .P-141, Sahapur Colony, 1st Floor, Post Office: Sahapur, New Market, District-Kolkata, West Bengal, India, PIN - 700053 PAN No. AABCF3853A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	GITA ENTERPRISES (Partnership Firm) .5A, Narendra Chandra Dutta Sarani, Post Office: GPO, Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AARFG0389F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr JAGDISH KUMAR KHEMKA Son of Late Om Prakash Khemka117, Block F, New Alipore, Post Office: New Alipore, New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFOPK1261Q	SILICAL HOUSING SYSTEMS LTD (as Director)
2	Mr ADITYA DALMIA Son of Mr Ramprakash Dalmia11, Ashoka Road,, Post Office: Alipore, Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGLPD8450A	ANJANEYA CONSTRUCTIONS PVT. LTD (as Director), CONSOLIDATED RAYON LTD (as Director), FAIRLAND MARKETING PVT. LTD (as Director)
3	Mr ABHISHEK BHALOTIA Son of Om Prakash Bhalotia20/1, Chetla Road, Post Office: Alipore, Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADFPB3925K	GITA ENTERPRISES (as partner)



Identifier Details :

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr JAGDISH KUMAR KHEMKA, Mr ADITYA DALMIA, Mr ABHISHEK BHALOTIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SILICAL HOUSING SYSTEMS LTD	GITA ENTERPRISES-9.17813 Dec
2	ANJANEYA CONSTRUCTIONS PVT. LTD	GITA ENTERPRISES-9.17813 Dec
3	CONSOLIDATED RAYON LTD	GITA ENTERPRISES-9.17813 Dec
4	FAIRLAND MARKETING PVT. LTD	GITA ENTERPRISES-9.17813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SILICAL HOUSING SYSTEMS LTD	GITA ENTERPRISES-50 Sq Ft
2	ANJANEYA CONSTRUCTIONS PVT. LTD	GITA ENTERPRISES-50 Sq Ft
3	CONSOLIDATED RAYON LTD	GITA ENTERPRISES-50 Sq Ft
4	FAIRLAND MARKETING PVT. LTD	GITA ENTERPRISES-50 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 19/10/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-08521/2017	Date of Registration	13/09/2017
Query No / Year	1602-0001257651/2017	Office where deed is registered	
Query Date	05/09/2017 4:41:06 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P K Chatterjee Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831594363, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,37,13,025/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (Kethopole -- REST (Premises located on Ho-Chi-Min Sarani) Ward-127,128) . , Premises No. 78, Ward No: 127

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		22 Katha 4 Chatak		3,36,53,025/-	Width of Approach Road: 43 Ft.,
Grand Total :					36.7125Dec	0 /-	336,53,025 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILICAL HOUSING SYSTEMS LTD 23A, N.S. Road, 8 th Floor, Suite 9B, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AFTPA4307C, Status :Organization, Executed by: Representative, Executed by: Representative
2	ANJANEYA CONSTRUCTIONS PVT. LTD P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700053 , PAN No.:: AAFC7742P, Status :Organization, Executed by: Representative, Executed by: Representative



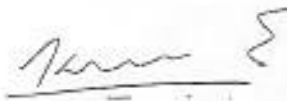


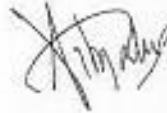


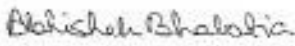


3	CONSOLIDATED RAYON LTD P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700053 , PAN No.:: AABCC2714R, Status :Organization, Executed by: Representative, Executed by: Representative
4	FAIRLAND MARKETING PVT. LTD P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700053 , PAN No.:: AABCF3853A, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature
1	GITA ENTERPRISES 5A, Narendra Chandra Dutta Sarani, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AARFG0389F, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAGDISH KUMAR KHEMKA Son of Late Om Prakash Khemka Date of Execution - 26/05/2017, , Admitted by: Self, Date of Admission: 13/09/2017, Place of Admission of Execution: Office	 <small>Sep 13 2017 1:40PM</small>	 <small>LTI 13/09/2017</small>	 <small>13/09/2017</small>
	117, Block F, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPK1261Q Status : Representative, Representative of : SILICAL HOUSING SYSTEMS LTD (as Director)			
2	Name	Photo	Finger Print	Signature
	Mr ADITYA DALMIA Son of Mr Ramprakash Dalmia Date of Execution - 26/05/2017, , Admitted by: Self, Date of Admission: 13/09/2017, Place of Admission of Execution: Office	 <small>Sep 13 2017 1:39PM</small>	 <small>LTI 13/09/2017</small>	 <small>13/09/2017</small>
	11, 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.:: AGLPD8450A Status : Representative, Representative of : ANJANEYA CONSTRUCTIONS PVT. LTD (as Director), CONSOLIDATED RAYON LTD (as Director), FAIRLAND MARKETING PVT. LTD (as Director)			
3	Name	Photo	Finger Print	Signature
	Mr ABHISHEK BHALOTIA (Presentant) Son of Om Prakash Bhalotia Date of Execution - 26/05/2017, , Admitted by: Self, Date of Admission: 13/09/2017, Place of Admission of Execution: Office	 <small>Sep 13 2017 1:39PM</small>	 <small>LTI 13/09/2017</small>	 <small>13/09/2017</small>

20/1, Chetla 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.:: ADFPB3925K
Status : Representative, Representative of : GITA ENTERPRISES (as partner)

Identifier Details :

Name & address	
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr JAGDISH KUMAR KHEMKA, Mr ADITYA DALMIA, Mr ABHISHEK BHALOTIA	
	13/09/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SILICAL HOUSING SYSTEMS LTD	GITA ENTERPRISES-9.17813 Dec
2	ANJANEYA CONSTRUCTIONS PVT. LTD	GITA ENTERPRISES-9.17813 Dec
3	CONSOLIDATED RAYON LTD	GITA ENTERPRISES-9.17813 Dec
4	FAIRLAND MARKETING PVT. LTD	GITA ENTERPRISES-9.17813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SILICAL HOUSING SYSTEMS LTD	GITA ENTERPRISES-50.00000000 Sq Ft
2	ANJANEYA CONSTRUCTIONS PVT. LTD	GITA ENTERPRISES-50.00000000 Sq Ft
3	CONSOLIDATED RAYON LTD	GITA ENTERPRISES-50.00000000 Sq Ft
4	FAIRLAND MARKETING PVT. LTD	GITA ENTERPRISES-50.00000000 Sq Ft

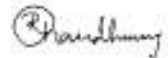


Endorsement For Deed Number : 1-160208521 / 2017

On 11-09-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,37,13,025/-



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-09-2017

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:38 hrs on 13-09-2017, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ABHISHEK BHALOTIA ,

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

Execution is admitted on 13-09-2017 by Mr JAGDISH KUMAR KHEMKA, Director, SILICAL HOUSING SYSTEMS LTD (Private Limited Company), 23A, N.S. Road, 8TH Floor, Suite 9B, P.O:- GPO, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-09-2017 by Mr ADITYA DALMIA, Director, ANJANEYA CONSTRUCTIONS PVT. LTD (Private Limited Company), P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700053; Director, CONSOLIDATED RAYON LTD (Private Limited Company), P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700053; Director, FAIRLAND MARKETING PVT. LTD (Private Limited Company), P-141, Sahapur Colony, 1st Floor, P.O:- Sahapur, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700053

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-09-2017 by Mr.ABHISHEK BHALOTIA, partner, GITA ENTERPRISES (Partnership Firm), 5A, Narendra Chandra Dutta Sarani, P.O:- GPO, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053/- (B = Rs 15,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2017 11:15AM with Govt. Ref. No: 192017180075399731 on 12-09-2017, Amount Rs: 15,053/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 16869995 on 12-09-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 945, Amount: Rs.100/-, Date of Purchase: 04/05/2017, Vendor name: Santoshkumar Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2017 11:15AM with Govt. Ref. No: 192017180075399731 on 12-09-2017, Amount Rs: 74,921/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 16869995 on 12-09-2017, Head of Account 0030-02-103-003-02



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 247848 to 247883

being No 160208521 for the year 2017.



Digitally signed by RINA CHAUDHURY

Date: 2017.09.14 11:14:39 +05:30

Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 14/09/2017 11:14:24

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)