

6094/18

D

6262/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 594216

Certified that the Document is admitted to
Registration. The Signature is at and the
endorsement is placed on the document
on 08/08/2018 at 12:00 PM

[Signature]
Registrar

8 AUG 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 8th day of
August 2018 (Two Thousand Eighteen)

BETWEEN

088102

Sl. No. Sold to..... Ray Enclaves LLP.
Address..... Block-A VIP Towers.
Lake Town, 24P (North)
Kolkata - 700048
A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Issue Date:....., Sign.....

7 AUG 2018

Sampat Gori
S/o Krishna Bini
P-243, Lake Town,
Bl-A, Kol-89
Occ - Service

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 8 AUG 2018



VIVEK BULB INDUSTRIES PRIVATE LIMITED, having CIN : **U29298WB1989PTC047785** and I.T. PAN: **AABCV2809E**, a Company registered under the Companies Act, 1956, having its registered office at 20W, Motilal Basak Lane, Kolkata-700054, P.O-Kankurgachi, P.S-Phoolbagan, represented by its one of the Director and authorized signatory **SHRI SHAILENDRA SINGH**, having I.T. PAN: **ALFPS6426A** son of Shri Kamala Prasad Singh, residing at FE-330, Salt Lake City, Kolkata - 700106, P.O- Bikash Bhaban, P.S-Bidhannagar, hereinafter referred to as the **OWNER** (which expression shall mean and include its successors-in-interest and/or assigns) of the **ONE PART**.

AND

RAV ENCLAVES LLP, having LLPIN-**AAF8280** and I.T. PAN: **AAUFR1969H**, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act 2008, having its registered office at 80 Golaghata Main Road, Block - A, VIP Towers, P.O. Lake Town, P.S. Lake Town, Kolkata 700048, represented by its Designated Partner **SHRI ANANT GOENKA**, having I.T. PAN: **ALPPG2182F** son of Shri Ashok Kumar Goenka, residing at 120 Bangur Avenue, Block-C Kolkata-700055, P.O. Bangur Avenue, P.S. Lake Town, hereinafter referred to as the **DEVELOPER** (which expression shall mean and include its successors-in-interest and/or assigns) of the **OTHER PART**.
(Herein after collectively referred to as Parties and Individually Party)

WHEREAS:

- A. By a Deed of Conveyance dated 02nd day of September, 2000 registered with the Additional Registrar of Assurances-I, Kolkata recorded in Book No. I, Volume No. 1, Pages 1 to 21, Being No. 1923 for the year 2002 the Vendor therein sold the same to the Owner herein for the valuable consideration mentioned therein, **All That** the premises No. 22B, Motilal Basak Lane, Kolkata-700054, admeasuring 20 Cottahs of land more or less, morefully defined in the First Schedule hereinunder written (**Said Premises**).
- B. The present Owner namely Vivek Bulb Industries (P) Ltd thereafter got its name mutated in the records of the Kolkata Municipal Corporation vide Assessee No.110310900679 and has been paying the upto date municipal rates and taxes.
- C. The Owner has represented that the title of the Owner is free, clear and marketable and free from all encumbrances and that the possession of the entirety of the Said Premises is with the Owner, subject to existing tenants and occupants.

- D. The Owner also represents that the Owner has already got a building plan sanctioned by the Kolkata Municipal Corporation dated 26.02.2015, Being no. 2014030118 and the amount of sanction fee, for obtaining such Sanction Plan has already been reimbursed by the Developer to the Owner, the receipt of which the Owner hereby acknowledges.
- E. The Owner further represents that the title of the Owner is free, clear and marketable and no prior agreement whatsoever with any third party is subsisting and if any subsisting or pending the Owner undertakes to have the same formally cancelled in writing and produce such cancellation documents to the Developer.
- F. The Owner and the Developer have come to a mutual understanding and/or agreement whereby the Owner is desirous of having the Said Premises developed by the Developer on Space sharing basis under certain terms and conditions which are recorded as follows.

NOW THIS AGREEMENT WITNESSETH as follows: -

1. The Owner is desirous of authorizing empowering and appointing and hereby appoints the Developer herein to develop the Said Premises of the Owner as per the development program prepared by the Developer on certain terms and conditions which have been agreed and recorded as follows;
2. The Developer shall be entitled to develop the Said Premises in terms of the existing sanction of plan including any revisions/modification thereof, to negotiate with the tenants/occupants for vacating or rehabilitation, demolition of old structures and construction of new building comprising of ground plus upper floors. The Developer will develop the Said Premises at its own cost.
3. That the Developer shall be entitled to avail finance for the purpose of the Development of the Said Premises by creating mortgage of the Developer's Allocation, from any bank/ Financial Institution.
4. The demolition of the old structures shall be carried out by appointment of demolition contractor by the Developer who will demolish the same and the net proceeds to be paid by the demolition contractor shall be retained by the Developer.
5. **DEFINITIONS** - Under this agreement: -

- 4.1 **DEVELOPER** shall mean the aforesaid Developer **RAV ENCLAVES LLP** and shall include its successors-in-interest and/or assigns.
- 4.2 **OWNER** shall mean the aforesaid Owner namely **VIVEK BULB INDUSTRIES (P) LTD.** herein referred to as the OWNER of the Said Premises and shall include its successors-in-interest who would get the Owner's Allocation in terms hereof.
- 4.3 **SAID PREMISES** shall mean All That the piece and parcel of land together with structure with R.T. shed built in a portion thereof containing an area admeasuring 20Cottahs, more or less, situate lying at Premises No. 22B, Motilal Basak Lane, Kolkata-700054, within the municipal limits of the Kolkata Municipal Corporation, Ward No. 31, P.S. Phoolbagan, being the subject matter of this Development Agreement and more specifically described in the **FIRST SCHEDULE** hereunder written.
- 4.4 **LAND** shall mean the land comprised in the Said Premises.
- 4.5 **PLAN** shall mean the plan already sanctioned by the Kolkata Municipal Corporation in respect of the Said Premises being B.P. No. 2014030118 dated 26.02.2015 and shall also include any modifications and/or revisions and/or amendments thereof by the Developer.
- 4.6 **BUILDING** shall mean the new construction or building to be erected by the Developer on the Said Premises, to be named as "**AG UNIQUE**", in terms of the sanctioned plan/Revised Sanction Plan and in pursuance of this agreement including the service and utility areas.
- 4.7 **BUILDING COMPLEX** shall mean the new building, compounds and all other infrastructure, facilities and amenities provided including the paths, passages, common parts and portions, units, spaces, car parking spaces and the roof.
- 4.8 **BUILT UP AREA** shall mean the built-up plinth area of any floor or unit including the thickness of internal walls and partitions and also including the thickness of the entire wall if it is exclusively surrounding the unit and 50% thereof wherever it is shared in common with any other units.

- 4.9 **PROPORTIONATE** shall mean the proportion or ratio which any particular built up area or unit bears to the total built up area with reference to the common parts, portions, service and maintenance area or facilities and benefits at the said building complex or the land comprised in the Said Premises.
- 4.10 **SUPER BUILT UP AREA** of any flat or unit shall mean the Built-up Area together with the proportionate of the common Parts and Areas as proportionately bears to the built-up area of such Flat or Unit with reference to the built-up areas of all the flats or units at the said Building.
- 4.11 **COMMON PARTS AND AMENITIES** shall mean all the common parts and portions including the facilities and benefits intended to be used and enjoyed in common by the unit holders at the said building for the beneficial use and enjoyment of the different units as may be decided by the Developer and morefully defined under **Third Schedule** hereunder written.
- 4.12 **COMMON EXPENSES** shall mean the costs and expenses of installation, running and maintaining the common amenities for the upkeep maintenance improvement etc. of the same as may be decided and/or assured by the Developer with the consent of the Owner including those specified under the **FOURTH SCHEDULE** hereunder written.
- 4.13 **SPECIFICATIONS** shall mean the specifications according to which the construction shall be carried out at the Said Premises, described under the **SECOND SCHEDULE** hereunder written.
- 4.14 **FLAT or UNIT** shall mean the part or portions of the building as are capable of being held used and enjoyed independently.
- 4.15 **SALEABLE AREA** shall mean all the covered or open areas, compounds, car parking spaces including the roof which areas are capable of independent use or enjoyment and when disposed of would generate revenue.
- 4.16 **UNIT HOLDER** shall mean the persons or parties who have for the time being agreed to acquire any flat or flats or units in the building, to be constructed.
- 4.17 **MASCULAR** shall include all other genders.

- 4.18 **SINGULAR** shall include the plural and vice versa.
- 4.19 **OWNER'S ALLOCATION** shall mean 45% of the saleable areas including area comprised in flats and/or units and/or commercial spaces and/or car parking spaces together with the undivided proportionate share in the land comprised in the Said Premises and together with the undivided proportionate share in the Common Parts and Amenities.
- 4.20 **DEVELOPER'S ALLOCATION** shall mean all the remaining 55% of saleable areas comprised in flats and/or units and/or commercial spaces and/or car parking spaces together with the undivided proportionate share in the land comprised in the Said Premises and together with the undivided proportionate share in the Common Parts and Amenities.
- 4.21 **PROFESSIONAL TEAM** shall mean the Advocates, Architects, Structural Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.
- 4.22 **PROJECT** shall mean the housing project to be undertaken in terms of this Agreement consisting predominantly of residential units with such other facilities and amenities to be constructed at the Said Premises by the Developer in terms of this Agreement.
- 4.23 **PROJECT ARCHITECTS** shall mean M/s Mass & Void, Architects, appointed by the Owner to prepare and get the existing building plan/ revised building plan sanctioned by the Kolkata Municipal Corporation for the Building to be constructed at the Said Premises or such other architect or architects who may be appointed hereafter by the Developer in consultation with the Owner in place and stead of said M/s Mass & Void, Architects.
- 4.24 **PROJECT ADVOCATE** shall mean such person or firm of advocates whom the Developer may appoint from time to time for the said Project including for preparing all further deeds, documents, agreements, instruments for transfer allocation etc.

5. **SECURITY DEPOSIT:**

- 5.1 The Developer has already paid to the Owner a sum of **Rs. 25,00,000/- (Rupees Twenty-Five Lakh)** as the interest free refundable security deposit which shall be refunded by the Owner to the Developer as stated herein.
- 5.2 The Owner shall refund the entire security deposit to the Developer, on intimation, within 15 days from the date of issue of notice of Handover/Possession of the Owner's Allocation to any of the Owner's purchaser. In case of default, the same shall carry interest @ 15% per annum after the 15th day from the date of issue of notice of Handover/Possession of the Owner's Allocation to any of the Owner's Purchaser.
- 5.3 If the Developer spends any amount to remove any encumbrance over the title etc. the same shall be treated as interest bearing security deposit @ 15% p.a. and shall be refunded by the Owner, before handing over the possession of the Owner's allocation to any of the Owner's purchaser.

6. **VACATING & SHIFTING:**

- 6.1 The said existing premises is presently occupied by various occupants;
- 6.2 The Developer shall have absolute right to negotiate with said occupants for vacating on such terms and/or conditions as may be finalized by the Developer;
- 6.3 The Owner shall execute the necessary papers and/or documents for the vacating, shifting and/or surrender of the said tenants or occupants as may be advised by the Developer;
- 6.4 The vacated portion shall be taken possession of by the Developer for the purpose of Development;
- 6.5 The cost of vacating the Said Premises, from the various occupiers, shall be borne by the Developer ~~Owner as mutually decided amongst them~~ However the possession of the area, to be vacated, shall be retained by the Developer.

7. **THE DUTIES AND OBLIGATIONS OF THE OWNER** shall include -

- (i) To co-operate with the Developer in the process of development of the Said Premises.
- (ii) To make out a perfect, clear and marketable title in respect of and over the Said Premises and in the event of there being any defect in title or any claim from any person in respect of the Said Premises and/or any portion thereof then and in that event it shall be the obligation and responsibility of the Owner to cure and/or remedy such defects and settle and clear all claims at its own costs and have agreed to keep the Developer and its officers saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs in respect thereof.
- (iii) To put signature on the necessary application to the concerned authorities in the matter of obtaining necessary clearances, permissions, sanction and obtaining the plan for construction and/or any modifications and/or alternations and/or regularization in respect of the sanctioned plan;
- (iv) To handover possession of the entirety of the Said Premises to the Developer immediately upon signing of this Agreement.
- (v) To execute and deliver registered Development Power of Attorney to authorize and empower the Developer and two of its Designated Partners as may be required by the Developer for carrying out the acts, deeds and things in respect of the development of the Said Premises.
- (vi) To execute and deliver registered Development Power of Attorney for the purpose of execution and registration of the agreement for sale/deed of conveyance in respect of sale and transfer of the Developer's Allocation or any part thereof;
- (vii) To pay and clear municipal tax upto the date of execution of this agreement and to carry out correction in the mutation records of Kolkata Municipal Corporation, if any.
- (viii) To enter into an Allocation Agreement with the Developer for the purpose of determining their respective allocations.
- (ix) To execute and register the Agreement for Sale and the Deeds of Conveyance for transfer of various flats, units, apartments, shops, car parking spaces and other areas benefits and rights

in the Building to be constructed at the Said Premises or portion thereof and undivided proportionate share in the land comprised in the Said Premises forming part of the Developer's Allocation unto and in favour of the purchaser/s thereof.

- (x) To sign and execute any paper or agreement required by any bank/ financial institution for providing home loans to the prospective or intending purchasers, but without creating any liability upon the Owner's Allocation.
- (xi) To sign and execute any agreement required for vacating of the aforesaid existing tenants or occupants.
- (xii) To sign and execute any agreement or deed for mortgaging or pledge by the Developer of its Developer's Allocation or any part thereof for providing collateral security to any Bank or Financial Institution for securing construction related loan etc. deposit the original documents only if required.
- (xiii) To sign and execute necessary applications, papers, and documents and do all acts, deeds and things as the Developer may lawfully require in order to legally and effectively vest in the Developer or its transferee/s title to the Developer's Allocation in the Said Premises.
- (xiv) Not to unduly cause any interference or obstruction in the Developer's carrying out construction work at the Said Premises in terms of this Agreement in the course of inspection of the progress of work or quality of construction or materials used therein.
- (xv) Not to sell, transfer, alienate, encumber or charge the Said Premises or any part thereof during the subsistence of this Agreement, nor shall the Owner enter into any agreement for sale in respect thereof. Nothing contained in this clause shall, however, apply to or restrict the rights, title, interest and/or authority in or relating to the Owner's Allocation or any part thereof.

8. **THE DUTIES AND OBLIGATIONS OF THE DEVELOPER** shall include as follows: -

- (i) to take all necessary steps including filing of suits and compromise for vacating of tenants and occupants;

- (ii) to have sanctioned the plan in respect of the Said Premises and also to have modified and/or altered and/or revised or regularized the Said Sanction Plan, if required, at its cost absolutely at its discretion;
- (iii) to construct a building on the Said Premises in terms of the sanctioned plan and to complete the same in all respects and make the same habitable within 36 months (subject to a grace period of 6 months) from the date of execution of registration of development agreement or getting complete vacant possession, whichever is later, entirely at the costs and expenses of the Developer subject to force majeure, with all common amenities as described in the **THIRD SCHEDULE** hereto;
- (iv) To enter into an Allocation Agreement with the Owner for the purpose of determining their respective allocations, within 30 (Thirty) days from the date of revised sanction plan.
- (v) to incur all the costs and expenses for construction and completion of the said building and providing of the common amenities;
- (vi) for the aforesaid purpose to obtain all the necessary permissions clearances as may be required from time to time for and on behalf of the Owner;
- (vii) to keep the Owner absolved of any liability or responsibility on account of the development programme stipulated under this agreement;
- (viii) to complete the project within the stipulated period subject to force majeure.
- (ix) to arrange for security guards;
- (x) to take possession of the debris resulting from the demolition of the existing structures on the Said Premises;
- (xi) To deliver possession of the Owner's Allocation to the Owner/Owner's Buyers upon completion as will be certified by the Architect.
- (xii) To obtain completion certificate from the concerned authority.

9. **CONSIDERATION:**

- 9.1 The Owner's Consideration, in lieu of allowing the Developer commercial exploitation of the Said Premises for residential and/or commercial purpose with the rights to sell, transfer, hold, utilize the Developer's Allocation, is the Owner's Allocation as stipulated under this agreement and except that the Owner shall not claim any right over the other part/s of the Said Premises.
- 9.2 The Developer reserves the right to transfer and/or assign this agreement together with all the rights, benefits and obligations to any third-party Developer only with the consent of the Owner in writing.
- 9.3 It is hereby agreed that the Owner and the Developer shall respectively be liable for incidence and payment of any Service Tax or GST in respect of their respective allocations in accordance with the law.

10. **MISCELLANEOUS:**

- 10.1 It is further stated that the Owner and the Developer will be governed and bound by the provisions contained in the West Bengal Housing Industry Regulatory Authority Act 2017 and the Rules made there under, as and when applicable.
- 10.2 The Developer shall carry out the development strictly as per the Development Agreement.
- 10.3 The Developer will be entitled to obtain the financial assistance/loan from bank/financial institutions/ body corporate and/or working capital loan at the cost and risk of the Developer from any bank or financial institution by creating lien over the Developer's Allocation and the Said Premises for which the Owner hereby grant its consent. The refund of such loan shall entirely be the responsibility of the Developer without creating any liability or obligation upon the Owner.
- 10.4 The Developer will also be entitled to have the project approved by home loan granting institution to the intent that any prospective or intending purchaser will be entitled to obtain the home loan from any approved financial government or non-government banking institution.

- 10.5 The Original Title Deeds in respect of the Said Premises shall be kept with the Developer simultaneously upon execution of this Agreement and the Owner shall make over the Original Title Deeds to the Developer who shall continue to hold the same during subsistence of this Agreement; after completion of the development of the Said Premises at the time of handing over management of common portions and common facilities at the Said Premises to the Association of the purchasers of flats at the Said Building the Developer shall hand over the said Original Title Deeds to the Association of the flat owners of the said New Building.
- 10.6 This Agreement is personal and between principal and principal as a contract and nothing contained herein shall be deemed to construe as a partnership between the Owner and the Developer or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.
- 10.7 That the Common Expenses, as defined in the **Fourth Schedule**, shall be paid by the Developer, Owner and the intending Purchasers respectively, as and when required, and the Owner hereby consents for the same.
- 10.8 The name of the New Building at the Said Premises shall be "**AG UNIQUE**" and the same shall not be changed by the Owner or any of the Buyers of Units in the Said Building.
- 10.9 All notices required to be given by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid speed post / registered post with acknowledgement due to the address of the Owner mentioned hereinabove and shall likewise be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by prepaid speed post/registered post with acknowledgement due to the office address of the Developer mentioned hereinabove.
- 10.10 If any provision of this Agreement is held or found to be unenforceable, illegal or void, all other provisions will nevertheless continue to remain in full force and effect. The Parties shall nevertheless be bound to negotiate and settle a further provision to this Agreement in place of the provision which is held or found to be unenforceable, illegal or void, to

give effect to the original intention of the Parties and which would be enforceable, legal and valid.

- 10.11 This instrument constitutes the entire Agreement between the Parties as to the subject matter hereof and supersedes all previous document and/or writing and/or correspondences exchanged between the Parties with respect thereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the Parties.

11. MANNER OF COMPLETION:

- 11.1 The Said Building shall be completed in terms of the Sanctioned Plan/Revised Sanction plan and more or less in terms of the specifications as detailed under the **SECOND SCHEDULE** hereunder written;
- 11.2 The Developer shall subject to force majeure, endeavor to complete the entirety of the building within 36 months (subject to a grace period of 6 months) from the date of getting the Said Premises completely vacated by the occupiers thereof;
- 11.3 For the purpose of this Agreement, the New Building shall be deemed to have been completed if construction of the new building is completed in all respect and provided with temporary connection of electricity, water, drainage, sewerage and lift and certified so by the Architect PROVIDED HOWEVER that the Developer shall apply for and try to obtain thereafter formal completion certificate from the Kolkata Municipal Corporation and obtain permission for connection to the drainage system.
- 11.4 The Developer also reserves the right to modify, extend, regularize the sanctioned plan and/or constructions or areas;
- 11.5 The Developer will be entitled to construct and regularize the floors constructed beyond the original plan at the said new building as per mutually agreed between the parties herein upon sanction by KMC at its own cost which shall belong to the Developer as and by way of the Developer's Allocation;

- 11.6 Such further construction will be carried out if the same is permitted, sanctioned or regularized by the KMC in due course of time;
- 11.7 The ultimate roof only will be treated as common.

12. **SALE OF THE UNIT OR SALEABLE AREAS:**

- 12.1 The Developer will be entitled to enter into agreements for sale of the areas or parts hereof, comprising the Developer's Allocation with the prospective and intending purchasers and to receive and appropriate the consideration thereof for the purpose of development of the Said Project and to make profit from such Developer's Allocation. Similarly, the Owner will also be entitled to enter into agreements for sale of their areas without any objection from the Developer at its own risk and responsibility. The Owner shall not be liable for sale of the Developer's Allocation by the Developer in any manner whatsoever save the obligation to execute and register the conveyances.
- 12.2 The Owner shall be entitled to deal with/sell its respective allocations in any manner, it deem fit and proper and all proceeds arising out of such dealing/sale of Owners' Allocation to Buyers from the respective allocation (**Owners' Buyers**) shall belong exclusively to Owner and the Developer shall have no share and/or interest therein and/or claim thereon. It is however clarified that the Developer alone shall be entitled to receive and appropriate from Buyers of Owners' Allocation as well as Developer's Buyers all deposits and extra charges as may found necessary for the proper maintenance & upkeep of the building.
- 12.3 The Developer shall be entitled to deal with/sale Developer's Allocation in any manner the Developer may deem fit and proper and all proceeds arising out of such dealing/sale of Developer's Allocation to Buyers (**Developer's Buyers**) shall belong exclusively to the Developer and the Owners shall have no share and/or interest therein and/or claim thereon
- 12.4 On the alternative the Developer shall evolve the methodology and standard operating procedure for marketing of the Said Project if the Owner and Developer intends to deal with their respective Allocation with their own efforts and without

indulging into any separate marketing and publicity activity, in such case Owner and Developer shall sell the Units comprised in their respective Allocation subject to (a) rate of sale price of the last sold Unit comprised in Developer's Allocation (b) Marketing Policy and (c) publicity material accorded with written approval of the Developer or the Developer will appoint a marketing agent for sale of the Units comprised in the Owners' Allocation and Developer's Allocation in the open market as mutually decided, In such case Owner and Developer shall discuss (a) the Marketing Policy and (b) the bandwidth of the sale price of the Units comprised in the Said Project and shall be entitled to receive such marketing fees on the sale proceeds as decided by Owner and Developer .

- 12.5 The Developer shall be entitled to execute and register the sale deeds in respect of the Developer's Allocation or any part or portion thereof together with undivided proportionate share in the land and in the common parts and portions in favour of the prospective purchasers in its capacity and as the Constituted Attorney of the Owner.
- 12.6 All such documents such as Agreement for Sale, Allotment Letter, Possession Letter, Handover Letter, Deed of Conveyance or such other documents as required related of the project would be identical as far as possible by way of standard format of agreement prepared by the Project Advocate to be appointed by the Developer.
- 12.7 The Owner and the Developer shall keep each other absolved harmless and indemnified against each demand or expense which was to the account of the other party hereto.
- 12.8 After the completion of new building and until separate assessment is made of each unit or saleable area, the Owner and the Developer hereby agree that they and/or their respective nominees would bear the municipal rates on proportionate basis.
- 12.9 Any tax liability arising out of the sale of Developer's Allocation will entirely be borne by the Developer.

- 12.10 The Developer will indemnify the Owner from any tax liability(s) arising out of sale of Developer's Allocation.

13. **RESTRICTION ON USE:**

- 13.1 The Owner and the Developer and/or their respective nominees and/or transferees would comply with and abide by the rules and regulations to be framed by the Developer for maintenance and/or by the Association upon formation of such Association for the maintenance and upkeep of common areas, compounds, beautification, common benefits, facilities, lighting, security etc. The Owner and the Developer shall make it a condition that their respective transferees shall also abide by such rules and regulations as an essential term of the purchase of any unit or saleable area.
- 13.2 The respective users, occupiers, Owner and/or their tenants of the respective units of saleable areas would be liable to observe and comply with such restriction pertaining to the use and enjoyment of the new building as are necessary for the common good and common enjoyment and shall be liable not to cause any annoyance or inconvenience to the other users and occupiers.
- 13.3 The respective transferees of the Owner's and Developer's Allocation including the Owner in case of their self-retained flats shall pay and contribute the common maintenance charges levied by the Developer and/or the Association upon formation.

14. **FORMATION OF ASSOCIATION:**

- 14.1 Immediately after the building is complete or even before the completion of the complex at any time that it may be found convenient, an association of the unit holders will be formed by the Developer in accordance with law. Such association shall be formed for the purpose of looking after the maintenance and upkeep of the building and the Said Premises and for collection of disbursement of the common maintenance charges and other outgoings in respect of the building and the Said Premises.

14.2 Upon formation of such association, the work of maintenance collection and disbursement will be taken over by the association.

14.3 Formation and preparing of the rules bye-laws and regulations of such association will be done mutually.

15. **REGISTRATION OF THE AGREEMENT:**

15.1 This agreement as well as the Development Powers of Attorney as stated above are intended to be registered and the costs of registry will be borne by the Developer who will be entitled to keep the registered copy of the Agreement and the registered Development Power of Attorney, the Owner will be entitled to keep the duly signed certified copy or copies of this Agreement and Development Power of Attorney.

16. **FORCE MAJEURE:**

16.1 Nothing contained in this agreement shall amount default in case the Developer is prevented by reason totally beyond its control in performing and observing the obligations hereunder and/or due to any force majeure.

16.2 Any defect in title or any restriction, embargo or injunction by any court, authority or statutory or government body or any natural calamity such as fire, earthquake, floods etc. shall also amount to force majeure till removed or restored.

16.3 The period of continuance of force majeure shall be added to the stipulated period of completion of the building.

17. **ARBITRATION:**

17.1 In the event of any disputes or differences between the Parties hereto regarding the interpretation or application of this Agreement or any part thereof, the Parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation by common friends or arbitration. In the case of Arbitration, the Parties shall first mutually try to appoint one sole arbitrator, failing which one Arbitrator each will be nominated by the Owner and the Developer, and the two nominated arbitrators shall appoint an umpire. Any process of arbitration shall be conducted under the prevailing

law and rules relating thereto. The decision of such Sole Arbitrator or Arbitral Tribunal, as the case may be, will be final and binding on both Parties. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English.

17.2 The parties agree that pendency of a dispute between them shall not be cause for stoppage of construction of the new building and that the Developer shall continue and complete the construction of the new building in terms of this Agreement save only of such portion thereof directly affected by such dispute.

17.3 The Parties shall not commence legal proceedings or have any receiver appointed over the Said Premises and/or the Said Complex without first referring the matter to arbitration and till the Arbitral Tribunal has given its direction/award.

18. **JURISDICTION:**

18.1 In the event that the Parties cannot resolve or settle a dispute through any of the means described above, Courts or Tribunals having territorial jurisdiction over the Said Premises and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO: (Schedule of the Said Premises)

ALL THAT the municipal Premises No. 22B, Motilal Basak Lane, P.S. Phoolbagan, Kolkata- 700054, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, containing as per record an area of 20 Cottah of land more or less, as shown in the map or plan annexed hereto and boarded in the colour **RED** therein, together with several tile shed structures thereon measuring in aggregate about 7,000 sq.ft., more or less, assessed in the municipal records as Assessee No. 110310900679 butted and bounded as follows: -

ON THE NORTH	:	By 22A, Motilal Basak Lane
ON THE SOUTH	:	By 22C, Motilal Basak Lane
ON THE EAST	:	By 23A & 23/B/1, Motilal Basak Lane
ON THE WEST	:	By Motilal Basak Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Specifications)

FOUNDATION	Strong structure resting on deep RCC pilling as per Sanction Plan,
EXTERIOR	Finished with suitable weather proof paint,
INTERIOR WALLS	Brick walls with POP finish,
FLOORING	Bedrooms and living / Dining Vitrified tiles,
LOBBIES & STAIRCASE	Elegant composition of Marble / Kota / Ceramic Tiles / other stones as found fit and elegant,
KITCHEN	Vitrified anti-skid tiles on floors; Glazed ceramic tiles upto 2 ft. above dado; Black granite with honed edges on cooking platform, Stainless steel sink,
TOILET	Anti-skid tiles on floor Glazed ceramic tiles upto door height on wall,
WINDOWS	Sliding Anodized Aluminum windows with glass,

DOORS	Polished panel door at main entrance with night latch; All other doors enamel painted flush door,
ELECTRICALS	Concealed insulated copper wiring, Semi modular switches; A.C. Points in master bedroom, Geyser point in all bathrooms; TV / Telephone points in living / dining and master bedroom,
WATER SUPPLY	24 Hrs. water supply through KMC,
SANITARY FITTINGS & FIXTURES	White Parryware ceramic (or equivalent) sanitary ware; Water closets / C P fittings of Jaquar or equivalent.
LIFTS	2 Nos. Passenger lifts of Otis / Kone or equivalent in each Block.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Common Parts and Amenities)

I. COMMON PARTS:

- A) RCC Foundation with R.C.C. framed structure, column, beams, supports, corridors, lobbies, stairs, stairways, landings, entrance, exists.
- B) Boundary walls and drive way.
- C) Drains and sewers from premises to Municipal Duct/ open drain.
- D) Water sewerage and drainage, evacuation pipes from the toilets to drains and sewers common to the premises.
- E) The space for electrical wiring, switches and points, fittings and fixtures,

- F) Outer walls of the buildings and main gate of the premises,
- G) Spaces required for water pump and motor and septic tank other common utilities,
- H) Lift well and space(s) required thereto,
- I) The ultimate roof also comprising of area of lift well, lift machine, staircase, and O.H. water reservoir etc.

II. COMMON AMENITIES:

- A) Water pump and motor,
- B) Overhead water tank, water pipes and other common plumbing, installation and space required thereto,
- C) Electrical wiring, meters, and fittings and fixtures for lighting the staircase, lobby and other common areas (excluding those as are installed for any particular unit) and spaces required thereto,
- D) Aluminum / Windows / Doors and other fittings of the common area of the Premises.
- E) Lift equipment and machinery.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses)

1. All costs of maintenance, operations, repairs, replacements, services and the whitewashing, painting building reconstruction decoration, redecorating of all the common area/parts, its fixture fittings, electrical wiring and equipment in under or upon the building enjoyed or used in common by the occupiers of the building.

2. The salaries and other expenses incurred for and payable to any persons, if employed for common purpose including security, electrician, maintenance, plumbing, administration of the Building, accountant, clerks, sweepers etc.
3. Insurance premium for insuring the Building and every part thereof against earthquake, damages, fire, mob, violence, civil, commotion etc. if insured.
4. Expenses for supplies of common utilities, including electricity water charges etc. payable to any concerned authorities and/or organization and/or person concerned and payments of all charges incidental thereto.
5. Sinking fund and other contribution.
6. Municipal and all other rates and taxes and levies government revenue and all other outgoings expenses which may be incurred in respect of the premises in question.
7. Costs of establishment and for operational activities of the vendors or the association relating to common purposes.
8. All such other expenses and outgoings as are deemed by the Developer and/or the Association (on its formation) to be necessary for or incidental to or replacement, renovation, painting and/or repainting of the common parts/ area outer walls of the Building.
9. Electricity expenses for lighting of the common areas, outer walls of the Building and for operation of the entire common parts.
10. Expenses for additional facilities, if any.

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

SIGNED SEALED AND DELIVERED by the within-named **OWNER** through its Director and authorized signatory **Shri Shailendra Singh** at Kolkata in the presence of:

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh

Director

1. *Sampat Co.
S/o Laxminarayan Goenka
P-243, Laxmi Tower
B2-A, KOL-89.*
2. *Shri Shailendra Singh
Vivek Bulb Industries
KOL-700001*

SIGNED SEALED AND DELIVERED by the within-named **DEVELOPER** through its Director and authorised signatory **Shri Anant Goenka** at Kolkata in the presence of:

RAV ENCLAVES LLP

Anant Goenka
Partner

1. *Sampat Co.*

2. *Shri Shailendra Singh*

*Drafted under instructions of
the parties hereto:-*

*Vinay Garg
Advocate
High Court, Calcutta
F/1023/2008.*

MEMO OF SECURITY DEPOSIT

RECEIVED by the within-named Owner from
the within-named Developer the sum of
25,00,000/- (Rupees Twenty-Five Lac Only)
by cheque, details of which are as follows;

Sl. No.	Date	Cheque/ P.O No.	Bank Name & Branch	Amount
1	05.07.2017	634987	ICICI Bank Limited, Lake Town Branch	25,00,000
TOTAL				25,00,000/-

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh

Director

 Vivek Bulb Industries (P) Ltd.
Owner
WITNESSES:1. 2. 

SITE PLAN AT PREMISES NO-22B, MATILAL BASAK LANE, WARD- 31,
BR. - III, P.S.-PHULBAGAN, KOLKATA -700054, UNDER K.M.C.
LAND AREA - 1337.792 SQMT. OR 20 K - 00 CH - 00 SQFT. (AS PER DEED & PHY:)

COLOUR SHOWN IN BLACK BORDER - ☐

SCALE:1:350



22A
CIS
I
71238

PREMISES NO-22B, MATILAL BASAK LANE,
WARD-31, BR. - III, P.S.-PHULBAGAN,
KOLKATA -700054, UNDER K.M.C.

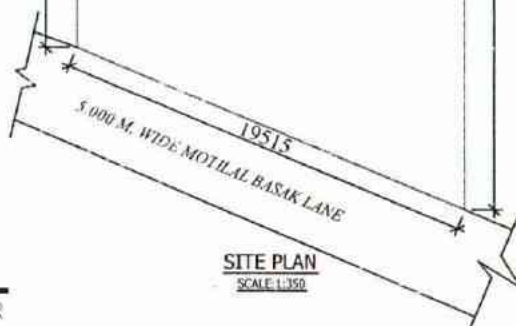
22C
CIS
I
76986

RAV ENCLAVES LLP

Rajendra
Partner

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh
Director



SITE PLAN
SCALE 1:350

SIGNATURE OF OWNER

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ Donor/ Donee/ presentants					
	 Shailendra Singh					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Anand Gaur					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XVM0848907



নির্বাচকের নাম : সৌরভ গিরি

Elector's Name : Sourav Giri

পিতার নাম : কৃষ্ণ গিরি

Father's Name : Krishna Giri

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 28/02/1990

Date of Birth : 28/02/1990

Sourav Giri



XVM0846907

ঠিকানা:

17 এম.বি.রায় চৌধুরী রোড, ওয়ার্ড-7, নন্দন নগর, নর্থ
দুম দুম নিমতা উত্তর 24 পর্গনা 700083

Address:

17 S.B.RAY CHOWDHURI
ROAD, WARD-7, NANDAN NAGAR,
NORTH DUM DUM NIMTA NORTH 24
PARGANAS 700083

Date: 16/04/2009

110-দুমদুম উত্তর নির্বাচন এলাকার নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
110-Dum Dum Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম
তোলা ও একই নম্বরের নতুন সাচের পরিচালনা পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

0880123

Seam Ben

आयकर विभाग

INCOME TAX DEPARTMENT

RAV ENCLAVES LLP

भारत सरकार

GOVT. OF INDIA

01/03/2016

Permanent Account Number

AAUFR1969H

25/03/2016

Chowdhary

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एनएसडीएल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

ANANT GOENKA
ASHOK KUMAR GOENKA
30/01/1989
Permanent Account Number
ALPPG2182F


Signature


22063011

Anant Goenka



इस कार्ड को खाने / पाने पर कृपया सुरक्षित करें / खोटाई :
आयकर सैन सेवा इकाई, एन एस यू फ्ल
तीसरी मंजिल, साफ़्टी चैंबर,
नगर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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

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

www.oxfordjournals.org/doi/10.1093/oxfordjournals.anaesthetics.a011244

75324242

Report with title: *Control, monitoring*

[illegible]

30/01/1989

Substrate for coupling: 1. Surface with hydroxyl groups

30/09/2013

29/09/2023

[illegible]

R575503

BLOCK-E-KOLKATA

120 BANGOR AVENUE

[illegible]

Address: _____

SHOVA GOENKA

1993-1994 / Number of Members

ASHOK KUMAR GOENKA

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 111–118

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves assessing the outcomes against the objectives and goals and identifying any areas for improvement or further action.

THE UNIVERSITY OF MICHIGAN LIBRARY

1059911 / 00567143108

आयकर विभाग

INCOME TAX DEPARTMENT

SHAIENDRA SINGH

KAMALA PRASAD SINGH

23/11/1968

Permanent Account Number
ALFPS6426A

Shaiendra Singh

Signature



भारत सरकार

GOVT. OF INDIA

भारत
सरकार



12022005

Shaiendra Singh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCV2809E



नाम /NAME

VIVEK BULB INDUSTRIES PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-11-1989

Shailendra Singh

एसएस

आयकर आयुक्त, प.ब.-III

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

✓

Figure 1

इसके द्वारा, भारत गणराज्य के राष्ट्रपति
को के-नाम पर, उन सभी से निम्नलिखित इससे
संबंध में, अनुरोध एवं अपेक्षा की जाती
है कि वे धार्मिक को बिना किसी रोक-
टोक के स्वतंत्र रूप से आने-उठने दें,
और उसे हर तरह की ऐसी सहायता
और मुद्रा प्रदान करें जिसकी उसे
आवश्यकता हो।

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



RELATIVE S / DAY

नमो क्षेत्रीय गामपोर्ट उद्योग

For Regional President Officer

[illegible]

extra / Type

काष्ठ कोड / Country Code

අගයනු ලබන්නේ: / Passport No

9

IND

J 87226 13

उपनाम / Surname
SINGH

ਉਹਨਾਂ ਦੇ ਨਾਮ / Given Name(s)

SHAILENDRA

symptom / Nationality

INDIAN

\$1571 / Box

N

SS-451016 / Date of Birth

23/11/1968

जन्मस्थान / Place of Birth

J AUNPUR

जारी करने का स्थान / Place of Issue

KOLKATA

जारी करने की तिथि / Date of issue

समाप्ति की तिथि / Date of Expiry

10/10/2011

09/10/2021

P<INDSINGH<<SHAIENDRA<<<<<<<<<<<<<<<<<<<
J8722613<6IND6811233M2110097<<<<<<<<<<<<<<<2

Shailendra Singh

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

GRN: 19-201819-027263096-1

Payment Mode Online Payment

GRN Date: 08/08/2018 11:08:00

Bank : HDFC Bank

BRN : 582167191

BRN Date: 08/08/2018 11:08:43

DEPOSITOR'S DETAILS

Id No. : 19010001269583/5/2018

[Query No./Query Year]

Name : RAV ENCLAVES LLP

Contact No. :

Mobile No. : +91 9830080807

E-mail :

Address :

80 GOLAGHATA MAIN ROAD BLOCKA KOLKATA 700048

Applicant Name : Mr SHAILENDRA SINGH

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001269583/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	19010001269583/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	25105

In Words : Rupees One Lakh One Hundred Twenty Six only

Total

100126

Major Information of the Deed

Deed No :	I-1901-06262/2018	Date of Registration	08/08/2018
Query No / Year	1901-0001269583/2018	Office where deed is registered	
Query Date	07/08/2018 11:14:27 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SHAILENDRA SINGH At FE-330, Salt Lake City, Kolkata - 700106, P.O. Bidhannagar, P.S. Bidhannagar, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830042406, Status : Seller/Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]	
Set Forth value		Market Value	
		Rs. 6,41,89,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 25,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Basak Lane, Road Zone : (Motilal Basak Lane -- Small project) , , Premises No. 22B, Ward No: 031

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		20 Katha		6,20,89,996/-	Property is on Road
Grand Total :					33Dec	0/-	620,89,996/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7000 Sq Ft.	0/-	21,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 7000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		7000 sq ft	0/-	21,00,000/-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED 20W, Motilal Basak Lane, Kolkata-700054, P.O:- Kakurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 , PAN No.: AABCV2809E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1901-06262/2018-08/08/2018

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAV ENCLAVES LLP 80 Golaghata Main Road, Block – A, VIP Towers, P.O. P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, PAN No.: AAUFR1969H, Status : Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHAILENDRA SINGH Son of Mr. Kamala Prasad SINGH Date of Execution - 08/08/2018, , Admitted by: Self, Date of Admission: 08/08/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 8 2018 3:55PM	LTI	08/08/2018	08/08/2018
FE-330, Salt Lake City, Kolkata - 700106, P.O. Bidhannagar, P.S. FE-330, Salt Lake City, Kolkata - 700106, P.O. Bidhannagar, P.S. Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24 -Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALFPS6426A Status : Representative, Representative of : VIVEK BULB INDUSTRIES PRIVATE LIMITED (as Director)				
2	Name Mr ANANT GOENKA (Presentant) Son of Mr. Ashok Kumar GOENKA Date of Execution - 08/08/2018, , Admitted by: Self, Date of Admission: 08/08/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 8 2018 3:56PM	LTI	08/08/2018	08/08/2018
120 Bangur Avenue, Block-C Kolkata-700055, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALPPG2182F Status : Representative, Representative of : RAV ENCLAVES LLP (as Director)				

Identifier Details :

Name & address
Mr Sourav Giri Son of Mr. Kishno Giri P-243, Lake Town, Block-A,, Post Office: Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SHAILENDRA SINGH, Mr ANANT GOENKA

Major Information of the Deed :- I-1901-06262/2018-08/08/2018

08/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	RAV ENCLAVES LLP-33 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	RAV ENCLAVES LLP-7000.00000000 Sq Ft

Endorsement For Deed Number : I - 190106262 / 2018

On 07-08-2018

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 6,41,89,996/-



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

On 08-08-2018

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

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

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

Presented for registration at 15:43 hrs on 08-08-2018, at the Office of the A.R.A. - I KOLKATA by Mr ANANT GOENKA ..

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

Execution is admitted on 08-08-2018 by Mr SHAILENDRA SINGH, Director, VIVEK BULB INDUSTRIES PRIVATE LIMITED (Private Limited Company), 20W, Motilal Basak Lane, Kolkata-700054, P.O:- Kakurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Major Information of the Deed :- I-1901-06262/2018-08/08/2018

Indetified by Mr Sourav Giri, , Son of Mr Kishno Giri, P-243, Lake Town, Block-A,, Post Office: Lake Town, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 08-08-2018 by Mr ANANT GOENKA, Director, RAV ENCLAVES LLP (Liquidator), 80 Golaghata Main Road, Block – A, VIP Towers, P.O, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified by Mr Sourav Giri, , Son of Mr Kishno Giri, P-243, Lake Town, Block-A,, Post Office: Lake Town, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,105/- (B = Rs 25,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2018 11:08AM with Govt. Ref. No: 192018190272630961 on 08-08-2018, Amount Rs: 25,105/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 582167191 on 08-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 88102, Amount: Rs.100/-, Date of Purchase: 07/08/2018, Vendor name: A K MAITY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2018 11:08AM with Govt. Ref. No: 192018190272630961 on 08-08-2018, Amount Rs: 75,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 582167191 on 08-08-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1901-06262/2018-08/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 260382 to 260425

being No 190106262 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.08.14 16:04:09 +05.30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 8/14/2018 4:03:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THE 8th DAY OF Aug 2018

BETWEEN

VIVEK BULB INDUSTRIES PRIVATE LIMITED
.... OWNER

AND

RAV ENCLAVES LLP
.... DEVELOPER

DEVELOPMENT AGREEMENT