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1-0572/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 = 3 JUL 2015

DEVELOPMENT AGREEMENT

1. Date: 3rd. day of July 2015
2. Place: Kolkata
3. Parties :

1. Astounding Estates Private Limited	8. Clout Villa Private Limited
2. Sparkling Heights Private Limited	9. Samplatus Builders Private Limited
3. Bumpy Vaypear Private Limited	10. Khato Rattel Private Limited
4. Starstone Dealers Private Limited	11. Glodius Abban Private Limited
5. Fresque Resonant Private Limited	12. Conftech Nives Private Limited
6. Madonnate Works Private Limited	13. Anshat Pradesh Private Limited
7. Querty Merchants Private Limited	14. Beared Builders Private Limited

Constituted Attorney

IXORA REALTY LLP

Designated Partner

3.1 **ASTOUNDING ESTATES PRIVATE LIMITED** (PAN : AALCA9668G) a private limited company incorporated under the provisions of the Companies Act, 1956, (CIN : U70102WB2013PTC197156) having its registered office at Ganges Garden, Phase II, Block - GA 6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102, represented by its Director SRI RATAN AGARWAL son of Sri Shankar Lal Agarwal residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102,

3.2 **SPARKLING HEIGHTS PRIVATE LIMITED** (PAN : AAUCS 3337 H) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U45400WB2014PTC200263) having its registered office at 53/4, P. N. Middy Road, P.O. & P.S. - Belgharia, Kolkata - 700 056, represented by its Director SRI ARUN KUMAR AGARWALA son of Navrang Lal Agarwala residing at 252A, Picnic Garden Road, Tiljala, P.S. - Tiljala, P.O. - Tiljala Kolkata - 700 039,

3.3 **BUMPY VAYPAAR PRIVATE LIMITED** (PAN : AAFCEB 8562 L) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U74900WB2014PTC200265) having its registered office at 53/4, P. N. Middy Road, P.O. & P.S. - Belgharia, Kolkata - 700 056, represented by its Director SRI SHIVAM THAKKAR son of Sri Ashok Kumar Thakkar, residing at 6, Guha Park, P.S. - Bally, P.O. - Liluah, Howrah - 711 204,

3.4 **STARSTORE DEALERS PRIVATE LIMITED** (PAN : AAUCS 2099 E) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U74900WB2014PTC199796) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, P.O. - GPO, Kolkata - 700 001, represented by its Director SRI VINAY BHALOTIA son of Sri Kishanlal Bhalotia residing at 32/A, Beadon Row, P.S. - Burtolla, P.O. - Bedon Street, Kolkata - 700 006,

1. Astounding Estates Private Limited	8. Chico Villa Private Limited
2. Sparkling Heights Private Limited	9. Sanptooja Builders Private Limited
3. Bumpy Vaypaar Private Limited	10. Khadia Ratan Private Limited
4. Starstore Dealers Private Limited	11. Gladiolus Abatan Private Limited
5. Prabha Properties Private Limited	12. Conchitk Nivas Private Limited
6. Redcliffe Heights Private Limited	13. Armita Vasanta Private Limited
7. Dwellty Merchants Private Limited	14. Raj and Builders Private Limited

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- 3.5 **FREESIA PROPERTIES PRIVATE LIMITED** (PAN : AACCF 4361 J) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC 203101) having its registered office at 53/4, P.N. Middy Road, P.S. & P.O. - Belgharia, Kolkata - 700 056, Represented by its Director SRI ABHISHEK AGARWAL son of Sri Hari Narayan Agarwal, residing at P-511, Parnasree Pally, P.S. & P.O. - Parnasree, Kolkata - 700 060,
- 3.6 **HEDONISTIC HOMES PRIVATE LIMITED** (PAN : AADCH 3281 L) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC199314) having its registered office at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711102 Represented by its Director SMT. SARABATI GUPTA wife of Sri Prabhu Dayal Gupta, residing at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711102,
- 3.7 **OWELTY MERCHANTS PRIVATE LIMITED** (PAN : AACCO 0593 K) a company incorporated under the Companies Act, 1956, (CIN : U74999WB2013PTC194327) having its registered office at 53/4, P. N. Middy Road, P.S. & P.O. - Belgharia, Kolkata - 700 056 Represented by its Director SRI AKASH AGARWAL son of Sri Saroj Kumar Agarwal, residing at 6A, Iron Side Road, P.S. - Karaya, P.O - Ballygunj, Kolkata - 700 019,
- 3.8 **CHICOT VILLA PRIVATE LIMITED** (PAN : AAFCC 8107 L) a company incorporated under the Companies Act, 1956, (CIN : U45200WB2013PTC194326) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, P.O. - GPO, Kolkata - 700 001, Represented by its Director SRI ARUN KUMAR AGARWALA son of Navrang Lal Agarwala residing at 252A, Picnic Garden Road, Tiljala, P.S. & P.O. - Tiljala, Kolkata - 700 039,

1. Astounding Estates Private Limited	8. Chicot Villa Private Limited
2. Sparking Heights Private Limited	9. Sunplaza Builders Private Limited
3. Bhumy Vardaan Private Limited	10. Khata Bazar Private Limited
4. Sansara Overseas Private Limited	11. Diadivela Akash Private Limited
5. Freesia Properties Private Limited	12. Coolish Mawa Private Limited
6. Hedonistic Homes Private Limited	13. Arghatradish Private Limited
7. Ovelty Merchants Private Limited	14. Roward Colkoon Private Limited

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3.9 **SUMPTUOUS BUILDERS PRIVATE LIMITED**, (PAN : AAUCS 0244 H) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199205) having its registered office at Phase - II, Block-GA6, 3rd Floor, Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.S. & P.O. - Shibpur, Howrah - 711 102, Represented by its Director PRABHU DAYAL GUPTA son of Boduram Gupta, residing at Phase - II, Block-GA6, 3rd Floor, Ganges Garden, 106, K. C. Singha Road, P.S. & P.O. - Shibpur, Howrah - 711 102.

3.10 **KHATU BARTER PRIVATE LIMITED**, (PAN : AACCK8673Q) a company incorporated under the Companies Act, 1956, (CIN : U52110WB2006PTC111063) having its registered office at 27, Brabourne Road, Narayani Building, Room No. 302, 3rd Floor, P.S. Hare Street, P.O. - GPO, Kolkata - 700 001 Represented by its Director JYOTI AGARWAL wife of Sri Ratan Agarwal, residing at Phase - II, Block-GA6, 3rd Floor, Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102,

3.11 **GLADIOLUS ABASAN PRIVATE LIMITED**, (PAN : AAPCG 6445 D) a company incorporated under the Companies Act, 1956, (CIN : U45400WB2014PTC202229) having its registered office at BE-61, Salt Lake Sector-1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt Lake City, Kolkata - 700 064, Represented by its Authorized Representative SRI ASHISH MORE son of Sri Rajendra Prasad Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. - Karaya, Kolkata - 700 019,

3.12 **CONFITECH NIWAS PRIVATE LIMITED**, (PAN : AAFCC 6902 P) a company incorporated under the Companies Act, 1956, (CIN : U45400WB2014PTC202232) having its registered office at BE-61, Salt Lake Sector-1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt Lake City, Kolkata - 700 064, Represented by its Authorized Representative SRI ASHISH MORE son of Sri Rajendra Prasad Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. - Karaya, Kolkata - 700 019,

1. Ascending Estates Private Limited	8. Chait Uda Private Limited
2. Sparking Heights Private Limited	9. Sumptuous Builders Private Limited
3. Banya Vaypoor Private Limited	10. Khatu Barter Private Limited
4. Starstone Dealers Private Limited	11. Gladiolus Abasan Private Limited
5. Freesia Properties Private Limited	12. Confitech Niwas Private Limited
6. Redstone Heights Private Limited	13. Aishwaryadatta Private Limited
7. Jewell Merchants Private Limited	14. Kewala Builders Private Limited

Constituted Alliance

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3.13 **AROHA TRADELINK PRIVATE LIMITED**, (PAN : AANCA 0793 L) a company incorporated under the Companies Act, 1956 (CIN : U51909WB2014PTC204428), having its registered office at BE-61, Salt Lake, Sector - 1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt Lake City, Kolkata - 700 064, represented by its Authorized Representative SRI ASHISH MORE son of Sri Rajendra Prasad Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. - Karaya, Kolkata - 700 019,

3.14 **REWARD BUILDCON PRIVATE LIMITED** (PAN : AAHCR 1610 B) a private limited company incorporated under the provisions of the Companies Act, 1956, (CIN : U70102WB2015PTC204878) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, P.O. - GPO, Kolkata - 700 001 represented by its Director SRI NIRANJAN KUMAR BHATTER son of Sri Baldev Das Bhattar residing at AB 30/4, Prafulla Kanan (Pashchim) Kestopur Baguihati, P.S. - Baguihati, P.O. - Prafulla Kanan, Kolkata - 700 101,

(collectively **Owners**, includes successors-in-interest and/or assigns)

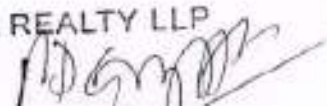
AND

3.15 **IXORA REALTY LLP**, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, (LLPIN : AAD-5582) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Narayani Building, 1st Floor, Room No. 101, Police Station - Hare Street, P.O. - G.O.P., Kolkata - 700 001, represented by its designated partner **MR. PRABHU DAYAL GUPTA**, son of Mr. Boduram Gupta residing at 106, K.C. Singha Road, Ganges Garden, Block - GA6, Phase - II, P.S. - Shibpur, Howrah - 711 102.

(Developer, includes successors-in-interest and/or assigns)

1. Astounding Estates Private Limited	8. Chicor Villa Private Limited
2. Sparkling Heights Private Limited	9. Samanvay Builders Private Limited
3. Sumpu Vaypoo Private Limited	10. Khata Gater Private Limited
4. Staravara Builders Private Limited	11. Chittelman Abasur Private Limited
5. Pooja Properties Private Limited	12. Central Nova Private Limited

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Owners and Developer individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background

4.1 Ownership of Said Property : The Owners are the joint owners and possessors of land area aggregating 131.3 (One Hundred Thirty One and three) decimal, more or less out of which (1) land measuring 25.3 decimal, more or less, contained in R.S. & L.R. Dag No. 1, recorded in L.R. Khatian Nos. 1857, 1858 and 1859, Mouza Malancha, J. L. No. 78, Police Station Sonarpur, within the jurisdiction of Rajpur Sonarpur Municipality, D. S. R. - IV, Alipore, 24 Pgs (S) (2) land measuring 106 decimal, more or less, contained in R.S. & L.R. Dag Nos. 675, 676, 677, 678, 679 and 680, recorded in L.R. Khatian Nos. 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173 and 2174, Mouza Manikpur, J. L. No. 77, Police Station Sonarpur, within the jurisdiction of Rajpur Sonarpur Municipality, D. S. R. - IV, Alipore, 24 Pgs (S) more fully and particularly described in the Annexure 'A' as well as in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon (the **Said Property**). The **Plan** attached to this Agreement forms a part of this Agreement.

4.2 User Rights on Said Road : A portion of the Said Property is reserved for an arterial road (**Said Road**) for access to the Said Property as well as all side adjacent/contiguous properties which is included in aforesaid plots of land or which may be added in future (collectively **Other Properties**) belonging to third parties (collectively **Other Property Owners**). The Said Road, although part of the Said Property, shall always be and be deemed to be outside the scope of transfer envisaged under this Agreement and the Developer and its transferees shall only be entitled to conditional right only of user

1. Astounding Estates Private Limited	8. Chicor Villa Private Limited
2. Sparkling Heights Private Limited	9. Sunshower Builders Private Limited
3. Bontpy Vapour Private Limited	10. Khala Garia Private Limited
4. Syntate Desires Private Limited	11. Gachhua Abad Private Limited
5. Froyala Preserving Private Limited	12. Coolack House Private Limited
6. Multinational House Private Limited	13. Anula Tridala Private Limited

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and enjoyment on the Said Road in common with the Other Property Owners of the Other Properties (**User Rights**). Consequently, the expression Said Property wherever used in this Agreement shall be construed accordingly.

4.3 Owners' Representations : The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens* (2) the Owners shall ensure that the Owners' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development of the Said Property (3) the Owners have not entered into any agreement for sale or lease or transfer or development of the Said Property with any person or persons or firm or Company or any body (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owners have good right, full power, absolute authority and indefeasible title to enter into this Agreement and (6) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

4.4 Developer's Representations : The Developer has represented and warranted to the Owners that (1) the Developer is capable of carrying on business of construction and development of real estate (2) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

4.5 Grant of Development Right : Based on the mutual representations made by the Parties to each other as aforesaid, the

1. Redounding Estates Private Limited	8. Choral Villa Private Limited
2. Sparkling Heights Private Limited	9. Sunpuzzos Builders Private Limited
3. Burray Vajpuri Private Limited	10. Kivela Gaur Private Limited
4. Standstone Devnara Private Limited	11. Gledholm Almasan Private Limited

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[Signature]

Owners have agreed to grant to the Developer development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new buildings (collectively **New Buildings**) on the Said Property (**Project**) on the basis of the sanctioned building plans to be obtained by the Developer (**Sanctioned Plans**, which includes all sanctioned/permissible modifications to be made thereto by the Developer, if any, from time to time) from the *Rajpur Sonarpur Municipality* and/or other concerned authorities (collectively **Planning Authorities**) and prepared by the Architect of the Developer.

4.6 Recording of Terms: The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.

5. Appointment and Commencement

5.1 Appointment: The Owners hereby appoint the Developer as the developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.

5.2 Commencement: This Agreement commences and shall be deemed to have commenced on and with effect from the execution of this Agreement and shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

6. Sanction and Construction

6.1 Sanction of Building Plan: The Developer (as the representative of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction, modification and/or extension and/or addition of the building plans to ensure that full potential of FAR of the Said Property shall be utilized for construction of the New Buildings. It is clarified that, the Developer shall be responsible for obtaining all other approvals needed for the

Project (including final sanction of the Sanctioned Plans and Completion Certificate) and all costs and fees for sanctions and clearances shall be borne and paid by the Developer.

6.2 Architect and Consultants: The Owners confirm that the Owners have authorized the Developer to appoint the Architects and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

6.3 Construction of New Buildings: The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Buildings in accordance with the Sanctioned Plans.

6.4 Common Portions: The Developer shall at its own costs install and erect in the New Buildings the common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**) and other specified facilities.

6.5 Building Materials: The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Buildings but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.

1. Astounding Estates Private Limited	8. Gokul Villa Private Limited
2. Spentary Heights Private Limited	9. Sampurna Builders Private Limited
3. Bhatia Vastu Private Limited	10. Nisha Zone Private Limited
4. Kaveri Dwellers Private Limited	11. Ganga Ashoka Private Limited
5. Pinnacle Properties Private Limited	12. Ganga Ashoka Private Limited
6. Highgate Heights Private Limited	13. Anjali Heights Private Limited
7. Deepa Merchants Private Limited	14. Durga Heights Private Limited

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6.6 Temporary Connections: The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.

6.7 Co-operation by Owners: The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

7. Possession

7.1 Possession of Said Property: At the execution of this Agreement, the Owners have delivered the vacant and peaceful possession of the Said Property to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.

8. Powers and Authorities

8.1 Power of Attorney With Regard to Sanctioned Plans and for Construction and Sale of Units: The Owners shall grant to the Developer and/or its nominees a Power of Attorney for (1) the purpose of getting the Sanctioned Plans revalidated/modified/ altered/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings and (2) construction of the New Buildings and booking and sale of the flats and saleable spaces (collectively **Units**) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**).

8.2 Further Acts: Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plan etc. for enabling the Developer to perform all obligations under this Agreement.

1. Astonishing Estates Private Limited	8. Choudhury Private Limited
2. Sparkling Heights Private Limited	9. Sunlight Builders Private Limited
3. Europa Vastu Private Limited	10. Khata Baran Private Limited
4. Eminent Heights Private Limited	11. Choudhury Builders Private Limited
5. Eminent Heights Private Limited	12. Choudhury Builders Private Limited
6. Eminent Heights Private Limited	13. Choudhury Builders Private Limited
7. Eminent Heights Private Limited	14. Choudhury Builders Private Limited
8. Eminent Heights Private Limited	15. Choudhury Builders Private Limited
9. Eminent Heights Private Limited	16. Choudhury Builders Private Limited
10. Eminent Heights Private Limited	17. Choudhury Builders Private Limited

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[Signature]
Designated Partner

9. Consideration

In consideration of the development of the Project at the Said Property by the Developer at its own costs and expenses it is agreed by and between the Owners and the Developer that the entire sale proceeds of the said Project shall be apportioned in the manner as stated hereunder: -

9.1 Owners' Consideration

20% of the total sale proceed of the constructed areas of the Projects shall be provided to the Owners by the Developer (**Owners' Consideration**) which shall be paid after meeting construction cost of the Project nevertheless it is agreed that all payments towards the Owners' Consideration shall be made as per mutual consent of the Owners and the Developer. In case of any unsold Units remained within the Project then such unsold Units shall be distributed among the Owners and the Developer and in such case the Owners shall be entitled to 20% of such unsold Units.

9.2 Developer's Consideration

80% of the total sale proceed of the constructed areas of the Projects shall be retained by the Developer without any claim or demand from the Owners (**Developer's Consideration**). In case of any unsold Units remained within the Project then such unsold Units shall be distributed among the Owners and the Developer and in such case the Developer shall be entitled to 80% of such unsold Units.

10. Obligations of Developer

10.1 Compliance with Laws: The development of the Said Property shall commence and the Said Property shall be developed as per the Sanctioned Plans, schemes, rules, regulations, bye-laws and

approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

10.2 Planning, Designing and Development : The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architects, professional bodies, contractors, etc.

10.3 Construction : The Developer at its own cost shall construct, erect and complete the new buildings at the said property in accordance with the building plan or plans to be sanctioned and construct the new buildings in good workmanship manner with good and standard quality of materials within 36 months (with grace period of 6 months) from the date of sanction of building plan/s subject to force majeure.

11. Obligations of Owners

11.1 Co-operation with Developer : The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

11.2 Act in Good Faith : The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

- 11.3 Documentation and Information :** The Owners undertake to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 11.4 No Obstruction in Dealing with Developer's Functions :** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 11.5 No Obstruction in Construction :** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 11.6 No Dealing with Said Property :** The Owners hereby covenant not to sell, let out, grant lease, mortgage and/or charge the Said Property or any portions thereof.
- 11.7 Execution of Sale Agreements, Conveyances etc. :** The Owners hereby covenant that the Owners at the request of the Developer shall execute and register Sale Agreements, Conveyances and any other documents required with regard to transfer of Units in the Project in favour of the Intending Purchasers and the Owners shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers.
- 11.8 No Objection to Developer and/or to Intending Purchasers in Obtaining Loan by Mortgaging Said Property/Units :** The Owners hereby covenant that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and (2) the Intending Purchasers shall also be entitled to obtain loan from any

financial institution by mortgaging their respective Units in the Said Property.

11.9 Payment of Land Development Cost : The Owners shall bear the entire land development cost for leveling the Said Property.

12. Miscellaneous

12.1 Parties Acting under Legal Advice: Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

12.2 Essence of Contract : In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises including the payment promises contained in this Agreement shall be the essence of this contract.

12.3 Documentation : The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.

12.4 Valid Receipt : The Owners shall pass valid receipts for all amounts paid under this Agreement.

12.5 No Partnership : The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

12.6 No Implied Waiver: Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

12.7 Additional Authority : It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.

12.8 Further Acts : The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

12.9 Entire Agreement : This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

12.10 Headings: In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

13. Indemnity

13.1 By the Developer : The Developer hereby indemnifies and agrees to keep the Owners saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or

civil] suffered by the Owners in relation to the construction of the New Buildings and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Intending Purchasers and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

13.2 By the Owners : The Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

14. Defaults

14.1 No Cancellation: None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

15. Force Majeure

15.1 Meaning : Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil

commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

- 15.2 Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

16. Counterparts

- 16.1 All Originals:** This Agreement is being executed simultaneously in duplicate, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The registered copy of this agreement shall be retained by the developer.

17. Severance

- 17.1 Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this

Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17.2 Deletion of Invalid Provision: If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

17.3 Reasonable Endeavour for Substitution: The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

18. Reservation of Rights

18.1 Right to Waive: Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.

18.2 Forbearance: No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

19. Notice

19.1 Mode of Service: Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Designated Partner of the Developer and the Developer shall address all such notices and other written communications to each of the Owners.

20. Arbitration

20.1 Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

20.2 Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

20.3 Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:

- 20.3.1 **Appointment by Owners:** 1 (one) Arbitrator to be appointed jointly by all the Owners.
- 20.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- 20.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.
- 20.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- 20.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 20.4.2 **Language:** The language of the arbitration shall be English.
- 20.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 20.4.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- 20.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

21. Jurisdiction

21.1 District Judge, Alipore: In connection with the aforesaid arbitration proceedings, only the District Judge, Alipore shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

Schedule
(Said Property)

ALL THAT land (1) measuring 25.3 decimal, more or less, in R.S. & L.R. Dag No. 1, recorded in L.R. Khatian Nos. 1857, 1858 and 1859, *Mouza Malancha*, J. L. No. 78, Police Station Sonarpur (2) measuring 106 Decimal more or less in R.S. & L.R. Dag Nos. 675, 676, 677, 678, 679 & 680, recorded in L.R. Khatian Nos. 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173 and 2174, *Mouza Manikpur*, J. L. No. 77, Police Station Sonarpur within the jurisdiction of *Rajpur Sonarpur Municipality*, D. S. R - IV, Alipore, 24 Pgs (S), aggregating totals are 131.3 Decimal (**As detailed in the Chart given Below**) and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon and butted and bounded as follows:

On the North : By Dag No. 1 of Mouza - Malancha & Dag No. 674 of Mouza - Manikpur

On the East : Dag Nos. 2 & 16.

On the South : By Dag No. 16 of Mouza - Malancha & by Mouza - Bade Hooghly.

On the West : By Dag Nos. 674 & 672

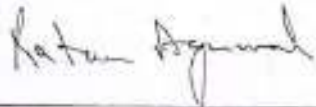
DETAILS OF LAND

NAME OF OWNERS	DEED NO.	DEED DATE	MOUZA	J.L. NO.	KHATTAN NO. (L.R.)	DAG NO. R.S/L.R.	LAND NATURE	OWNED AREA (DECIMAL)			
MOUZA - MANIKPUR											
SPARKLING HEIGHTS PVT. LTD.	3094	23.04.2014	Manikpur	77	2172	680	Sali	3.59			
"	3095	23.04.2014	Manikpur	77	2172	680	Sali	4.24			
"	2242	12.03.2015	Manikpur	77	2172	680	Sali	3.17			
BUMPY VAYPAAR PVT. LTD.	3094	23.04.2014	Manikpur	77	2174	680	Sali	2.60			
"	3095	23.04.2014	Manikpur	77	2174	680	Sali	4.24			
"	2242	12.03.2015	Manikpur	77	2174	680	Sali	3.16			
STARSTORE DEALERS PVT. LTD.	3094	23.04.2014	Manikpur	77	2173	680	Sali	2.60			
"	3095	23.04.2014	Manikpur	77	2173	680	Sali	4.23			
"	2242	12.03.2015	Manikpur	77	2173	680	Sali	3.17			
GLADIOLUS ABASAN PVT. LTD.	2227	12.03.2015	Manikpur	77	2168	680	Sali	10			
KHATU BARTER PVT. LTD.	2231	12.03.2015	Manikpur	77	2169	680	Sali	1	41		
"	2231	12.03.2015	Manikpur	77	2169	677	Sali	9	9		
FREESIA PROPERTIES PVT. LTD.	8603	19.11.2014	Manikpur	77	2167	675	Sali	10			
HEDONISTIC HOMES PVT. LTD.	8602	19.11.2014	Manikpur	77	2171	675	Sali	6	16		
"	2241	12.03.2015	Manikpur	77	2171	678	Sali	2			
SUMPTUOUS BUILDERS PVT. LTD.,	2241	12.03.2015	Manikpur	77	2165	678	Sali	10	12		
OWELTY MERCHANTS PVT. LTD.	359	30.12.2014	Manikpur	77	2166	676	Bagan	10			
CHICOT VILLA PVT. LTD.	358	30.12.2014	Manikpur	77	2164	676	Bagan	8	18		
CONFITECH NIWAS PVT. LTD.	2237	12.03.2015	Manikpur	77	2170	679	Sali	10	10		
TOTAL LAND OF MOUZA MANIKPUR								106			
MOUZA - MALANCHHA											
ASTOUNDING ESTATES PVT. LTD.	68	02.01.2014	Malanchha	78	1858	1	Danga	3.3			
"	2228	12.03.2015	Malanchha	78	1858	1	Danga	6.7			
AROHA TRADELINK PVT. LTD.	2233	12.03.2015	Malanchha	78	1857	1	Danga	5.3			
REWARD BUILDCON PVT. LTD.	2234	12.03.2015	Malanchha	78	1859	1	Danga	10	25.3		
TOTAL LAND OF MOUZA MALANCHHA								25.3			
TOTAL LAND								131.30			

22. Execution and Delivery

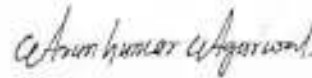
22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Astounding Estates Pvt. Ltd.



Director

Sparkling Heights Pvt. Ltd.



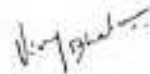
Director

Bumpy Vaypaar Pvt. Ltd.



Director

Starstore Dealers Pvt. Ltd.



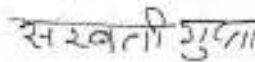
Director

Freesia Properties Pvt. Ltd.



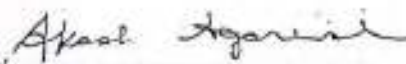
Director

Hedonistic Homes Pvt. Ltd.



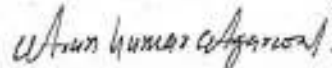
Director

Owelty Merchants Pvt. Ltd.



Director

Chicot Villa Pvt. Ltd.



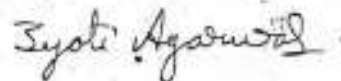
Director

Sumptuous Builders Pvt. Ltd.



Director

Khatu Barter Pvt. Ltd.



Director

Gladiolus Abasan Pvt. Ltd.

Confitech Niwas Pvt. Ltd.

Ashim

Ashim

Director
Authorized Signatory

Director
Authorized Signatory

Aroha Tradelink Pvt. Ltd.

Reward Buildcon Pvt. Ltd.

Ashim

Niraj Kumar Bhattacharya

Director
Authorized Signatory

Director

[OWNERS]

IXORA REALTY LLP

PD Gupta

(Prabhu Dayal Gupta)
Designated Partner

[DEVELOPER]

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

Witnesses: WB/1319/1999

Signature *Aadesh*

Signature *Chandrashekhar*

Name A ADESH SINGH

Name CHANDRASHEKHAR PRASAD RAY

Father's Name Raghawji Singh

Father's Name SACHIDA NAND RAY

Address 89/14 Bangor Park

Address 14 Baroda Chetan Bhattacharya

Kishore Haugly - 712248

Unit, Howrah - 711001

SITE PLAN

OF MOUZA - MALANCHHA & MANIKPUR, J.L. NOS. 78 & 77, L.R. KHATIAN NOS. 1857, 1858, 1859, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173 & 2174, R.S. & L.R. DAG NOS. 1, 675, 676, 677, 678, 679 & 680, P.S. - SONARPUR, DIST. - 24 PARGANAS (S)

AREA OF LAND 131.30 DECIMAL

SHOWN IN RED BORDER 

GLADIOLUS ABASAN PRIVATE LIMITED
CONFITECH NIWAS PRIVATE LIMITED
ARORA T... LINK PVT. LTD.

Sparkling Heights Pvt. Ltd.
CHICOT VILLA PRIVATE LIMITED

Arvind Kumar
Director / Authorized Signatory
GUMPTUOJK BUILDERS PVT. LTD.

Arvind Kumar
Director / Authorized Signatory
STARSTORE DEALERS PVT. LTD.

P.D. Gupta
Director

P.D. Gupta
DIRECTOR / AUTHORIZED SIGNATORY
Bumpy Vayparr Pvt. Ltd.

Arvind
Director / Authorized Signatory
FREESIA PROPERTIES PVT. LTD.

Arvind
Director / Authorized Signatory
OWELTY MERCHANTS PRIVATE LIMITED

Arvind
Director / Authorized Signatory
REWARD BUILDCON PRIVATE LIMITED

Arvind
Director / Authorized Signatory
ASTOUNDING ESTATES PVT. LTD.

Arvind
Director
HERONISTIC HOMES PVT. LTD.

Arvind
Director
CHATU BARTER PVT. LTD.

Arvind
Director

IXORA REALTY LLP

P.D. Gupta
Designated Partner

DEVELOPER

OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



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



VINAY BHALORIA

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



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



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

SPECIMEN FORM FOR TEN FINGERPRINTS

Arish



GLA DOLUS ADASAN PRIVATE LIMITED
COLLECTORIALS PRIVATE LIMITED

Arish

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



ABHISHEK
AGARWAL

PRESTIA PROPERTIES PRIVATE LIMITED

Arish

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



Niraj Kumar Bhatnagar

GLA DOLUS ADASAN PRIVATE LIMITED

Niraj Kumar Bhatnagar

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



SHIVAM THAKKAR

Gumty Vaypase Pvt. Ltd.

Shivam

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

SPECIMEN FORM FOR TEN FINGERPRINTS



HERONISTIC HOMES BV. LTD.

Handwritten: 1/20/2017

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



Robert Agard

ASTORING ESTATES PVT. LTD.

Handwritten: Robert Agard

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

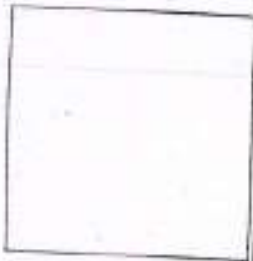


Sybil Agard

CHARTER BARTER PVT. LTD.

Handwritten: Sybil Agard

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



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



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16041000151606/2015	Query Date	02/07/2015 11:40:30 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Mihir Nandi		
Address	Pratnagar, Thana : Arambag, District : Hooghly, WEST BENGAL		
Applicant Status	Others		
Other Details	Mobile No. : 9331849382		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 7/-	Total Market Value:	Rs. 5,37,16,047/-
Stampduty Payable	Rs. 75,020/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

- | | |
|--|---------------------------------------|
| 1. Astranading Estates Private Limited | 1. Chait Wile Private Limited |
| 2. Seabring Heights Private Limited | 2. Sonplasma Builders Private Limited |
| 3. Bompoy Nayyar Private Limited | 3. Akash Boller Private Limited |
| 4. Sankar Das's Private Limited | 4. Udaya Boller Private Limited |
| 5. Pratik Properties Private Limited | 5. Zorabhai Builders Private Limited |
| 6. Kanchanika Housing Private Limited | |

Sch No.	Property Location	Land Details				
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	RS Plot No:- 680, RS Khatian No:- 2173	41 Dec	1/-	1,47,31,057/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	RS Plot No:- 677, RS Khatian No:- 2169	9 Dec	1/-	32,72,724/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	RS Plot No:- 675, RS Khatian No:- 2167	16 Dec	1/-	58,18,176/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	RS Plot No:- 678, RS Khatian No:- 2171	12 Dec	1/-	43,63,632/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L5	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	RS Plot No:- 676, RS Khatian No:- 2166	18 Dec	1/-	65,45,446/-	Proposed Use: Industrial, ROR: Bagan, Width of Approach Road: 20 Ft.,

Query No:-1684100151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Page 2 of 4

- | | |
|---------------------------------------|-------------------------------------|
| 1. Ascending Estates Private Limited | 7. Claret Villa Private Limited |
| 2. Sparkling Heights Private Limited | 8. Sanctuary Homes Private Limited |
| 3. Bumpy Vistas Private Limited | 9. Kalyan Senior Private Limited |
| 4. Sidrocote Dealers Private Limited | 10. Goudapada Abode Private Limited |
| 5. Freesia Properties Private Limited | 11. Audible Home Private Limited |
| 6. Hydralite Homes Private Limited | 12. Ardhya Private Limited |
| 7. Galaxy Merchants Private Limited | 13. Resed Builders Private Limited |

Constitutional Attorney

IXORA REALTY LLP
ADK
 Designated Partner

Sch No.	Property Location	Land Details				
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L6	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Menikpur	RS Plot No:- 875, RS Khatian No:- 2170	10 Dec	1/-	38,36,360/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.
L7	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Malancha	RS Plot No:- 1, RS Khatian No:- 1858	25.3 Dec	1/-	1,53,48,650/-	Proposed Use: Industrial, ROR: Ganga, Width of Approach Road: 20 Ft.
Landlord Details						
Name & Address (Organization)		Status	Execution And Admission Details		Other Details	
Astounding Estates Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102		Organization	Executed by: Representative,		PAN No. AALCA9688G,	
Sparkling Heights Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056		Organization	Executed by: Representative,		PAN No. AAUCS3337H,	
Bumpy Vaypear Pvt Ltd 53/4 P N Middya Rd, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056		Organization	Executed by: Representative,		PAN No. AAFCS8552L,	
Starstore Dealers Pvt Ltd 27 Biplabi Trailakya Maharaaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001		Organization	Executed by: Representative,		PAN No. AAUCS2099E,	

Query No:-18041010151806/2015, 03/07/2015 01:58:43 PM SOUTH 24-PARGANAS (D.S.R. - IV)

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1. Astounding Estates Private Limited
2. Sparkling Heights Private Limited
3. Bumpy Vaypear Private Limited
4. Starstore Dealers Private Limited
5. Freesia Properties Private Limited
6. Madhanshik houtha Private Limited
7. Gwyny Monuments Private Limited
8. Clivest Wila Private Limited
9. Sampatnagar Builders Private Limited
10. Khushi Bhattar Private Limited
11. Siddhanta Adhikari Private Limited
12. Confidex Kriada Private Limited
13. Angkoradipk Private Limited
14. Reward Builders Private Limited

IXORA REALTY LLP

ADG
Designated Partner

Land Lord Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Freesia Properties Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056	Organization	Executed by: Representative,	PAN No. AADCF4381J
Hedonistic Homes Pvt Ltd Ganges Garden Phase II Block Ga 5 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102	Organization	Executed by: Representative,	PAN No. AADCH3281L
Owalty Merchants Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056	Organization	Executed by: Representative,	PAN No. AACCD0593K
Chicot Villa Pvt Ltd 27 Biplabi Trailakya Maharaaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AAFCC8107L
Sumptous Builders Pvt Ltd Phase II Block 3a6 Ganges Garden 106 K C Singha Rd, Flat No: a, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102	Organization	Executed by: Representative,	PAN No. AAUCS0244H
Khatu Barter Pvt Ltd 27 Brabourne Rd Narayani Building, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AACCK8673Q
Gladiolus Abasan Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Organization	Executed by: Representative,	PAN No. AAFCC6445D
Confitech Niwas Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Organization	Executed by: Representative,	PAN No. AAFCC6902P

Query No:- 26041800151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Page 4 of 9

- | | |
|---------------------------------------|--------------------------------------|
| 1. Astounding Estates Private Limited | 8. Chicot Villa Private Limited |
| 2. Sparking Heights Private Limited | 9. Sumptous Builders Private Limited |
| 3. Romya Vasudai Private Limited | 10. Khatu Barter Private Limited |
| 4. Swarnare Dealers Private Limited | 11. Gladiolus Abasan Private Limited |
| 5. Freesia Properties Private Limited | 12. Confitech Niwas Private Limited |
| 6. Hedonistic Homes Private Limited | 13. Owalty Merchants Private Limited |
| 7. Quality Merchants Private Limited | 14. Khatu Barter Private Limited |

IXORA REALTY LLP

Designated Partner

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Jyoti Agarwal Wife of Shri Ratan Agarwal Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCK8673Q,		Khatu Barter Pvt Ltd
Shri Niranjan Kumar Bhatler Son of Shri Baldev Das Bhatler Ab 30/4 Pratulla Kanan Paschim Kestopur Bagulhati, P.O.- Pratulla Kanan, P.S.- Bagulhati, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700101	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAHCR1610B,		Reward Buildcon Pvt Ltd
Shri Prabhu Dayal Gupta Son of Shri Baduram Gupta Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS0244H,		Sumptuous Builders Pvt Ltd
Shri Ratan Agarwal Son of Shri Saikar Lal Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AALCA8668G,		Astounding Estates Pvt Ltd
Shri Shivam Thakkar Son of Shri Ashok Kumar Thakkar 6 Guha Park, P.O.- Liluah, P.S.- Liluah, Howrah, District-Howrah, West Bengal, India, PIN - 711204	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCB8562L,		Bumpy Vaypear Pvt Ltd
Shri Vinay Bhalotia Son of Shri Kishanlal Bhalotia 32/a Beadon Row, P.O.- Beadon St, P.S.- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS2099E,		Sterstore Dealers Pvt Ltd
Smt Sarabati Gupta Wife of Shri Prabhu Dayal Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AADCH3281L,		Hedonistic Homes Pvt Ltd

Query No:-16041802151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.JL - IV)

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1. Astounding Estates Private Limited	9. Chord Vile Private Limited
2. Sparkling Heights Private Limited	10. Sumptuous Builders Private Limited
3. Bumpy Vaypear Private Limited	11. Khatu Barter Private Limited
4. Astounding Estates Private Limited	12. Gokuldas Khatu Private Limited
5. Hedonistic Homes Private Limited	13. Gokuldas Khatu Private Limited
6. Hedonistic Homes Private Limited	14. Gokuldas Khatu Private Limited
7. Hedonistic Homes Private Limited	15. Gokuldas Khatu Private Limited
8. Hedonistic Homes Private Limited	16. Gokuldas Khatu Private Limited

IXORA REALTY LLP

ADG/2015

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Jyoti Agarwal Wife of Shri Ratan Agarwal Phase-II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCK8673Q,		Khatu Barter Pvt Ltd
Shri Niranjan Kumar Bhattar Son of Shri Baldev Das Bhattar Ab 30/4 Prafulla Kanan Paschim Kestapur Bagulhati, P.O.- Prafulla Kanan, P.S.- Bagulhati, Kolkata, District- North 24-Parganas, West Bengal, India, PIN - 700101	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAHCR1610B,		Reward Buildcon Pvt Ltd
Shri Prabhu Dayal Gupta Son of Shri Baduram Gupta Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS0244H,		Sumptous Builders Pvt Ltd
Shri Ratan Agarwal Son of Shri Sankar Lal Agarwal Ganges Garder Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AALCA9668G,		Astounding Estates Pvt Ltd
Shri Shivam Thakkar Son of Shri Ashok Kumar Thakkar 6 Guha Park, P.O.- Liluah, P.S.- Liluah, Howrah, District-Howrah, West Bengal, India, PIN - 711204	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCB8562L,		Bumpy Vaypear Pvt Ltd
Shri Vinay Bhalotia Son of Shri Kishanlal Bhalotia 32/a Beadon Row, P.O.- Beadon St, P.S.- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS2099E,		Starstore Dealers Pvt Ltd
Smt Sarabati Gupta Wife of Shri Prabhu Dayal Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AADCH3281L,		Hedonistic Homes Pvt Ltd

Query No:16041802151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

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- | | |
|---------------------------------------|---------------------------------------|
| 1. Astounding Estates Private Limited | 9. Chait Villa Private Limited |
| 2. Sparkling Heights Private Limited | 10. Sumptous Builders Private Limited |
| 3. Bumpy Vaypear Private Limited | 11. Khatu Barter Private Limited |
| 4. Starstore Dealers Private Limited | 12. Sumptous Builders Private Limited |
| 5. Hedonistic Homes Private Limited | 13. Sparkling Heights Private Limited |
| 6. Quality Merchants Private Limited | 14. Chait Villa Private Limited |
| | 15. Khatu Barter Private Limited |
| | 16. Sumptous Builders Private Limited |

IXORA REALTY LLP

Designated

Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area In(%)
L3	Fressia Properties Pvt Ltd	Ixora Realty Llp	10 Dec	62.5
L3	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	6 Dec	37.6
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area In(%)
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	2 Dec	16.6667
L4	Sumptous Builders Pvt Ltd	Ixora Realty Llp	10 Dec	63.3333
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area In(%)
L5	Owelly Merchants Pvt Ltd	Ixora Realty Llp	10 Dec	55.5556
L5	Chicot Villa Pvt Ltd	Ixora Realty Llp	8 Dec	44.4444
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area In(%)
L7	Aslounding Estates Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257
L7	Aroha Tradelink Pvt Ltd	Ixora Realty Llp	5.3 Dec	20.9486
L7	Reward Buildcon Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257
Bank Details				
Bank details have not been supplied				

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

Query No:16041000151406/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

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1. Aslounding Estates Private Limited	8. Chicot Villa Private Limited
2. Sparking Heights Private Limited	9. Sumptous Builders Private Limited
3. Sparking Heights Private Limited	10. White Water Private Limited
4. Sparking Heights Private Limited	11. Sparking Heights Private Limited
5. Sparking Heights Private Limited	12. Sparking Heights Private Limited
6. Sparking Heights Private Limited	13. Sparking Heights Private Limited
7. Sparking Heights Private Limited	14. Sparking Heights Private Limited

IXORA REALTY LLP

Designated Partner

Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L3	Freesia Properties Pvt Ltd	Ixora Realty Llp	10 Dec	62.5
L3	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	8 Dec	89.8
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	2 Dec	16.6667
L4	Sumptuous Builders Pvt Ltd	Ixora Realty Llp	10 Dec	83.3333
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L5	Owalty Merchants Pvt Ltd	Ixora Realty Llp	10 Dec	55.5556
L5	Chicot Villa Pvt Ltd	Ixora Realty Llp	8 Dec	44.4444
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L7	Astounding Estates Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257
L7	Aroha Tradelink Pvt Ltd	Ixora Realty Llp	5.3 Dec	20.9486
L7	Reward Buildcon Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257
Bank Details				
Bank details have not been supplied				

For information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs.50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

Query No:-16841000151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

1. Astounding Estates Private Limited	8. Chicot Villa Private Limited
2. Sparking Heights Private Limited	9. Sonamukh Builders Private Limited
3. Eureka Vapeer Private Limited	10. White Banner Private Limited
4. Standard Quality Private Limited	11. Chicot Villa Private Limited
5. Freesia Properties Private Limited	12. Chicot Villa Private Limited
6. Hedonistic Homes Private Limited	13. Chicot Villa Private Limited
7. Sumptuous Builders Private Limited	14. Chicot Villa Private Limited

IXORA REALTY LLP

[Signature]
Director

Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L3	Freesia Properties Pvt Ltd	Ixora Realty Llp	10 Dec	62.5
L3	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	8 Dec	87.5
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	2 Dec	16.6667
L4	Sumptuous Builders Pvt Ltd	Ixora Realty Llp	10 Dec	83.3333
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L5	Owelly Merchants Pvt Ltd	Ixora Realty Llp	10 Dec	55.5556
L5	Chicot Villa Pvt Ltd	Ixora Realty Llp	8 Dec	44.4444
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L7	Asbouding Estates Pvt Ltd	Ixora Realty Llp	10 Dec	38.5257
L7	Aroha Tradelink Pvt Ltd	Ixora Realty Llp	5.3 Dec	20.9486
L7	Reward Buldoon Pvt Ltd	Ixora Realty Llp	10 Dec	38.5257
Bank Details				
Bank details have not been supplied				

For information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs.50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

1. Asbouding Estates Private Limited	9. Chest Villa Private Limited
2. Spawning Heights Private Limited	10. Sumptuous Builders Private Limited
3. Bungay Vapoor Private Limited	11. Aroha Tradelink Private Limited
4. Starburst Builders Private Limited	12. Chicot Villa Private Limited
5. Freesia Properties Private Limited	13. Owelly Merchants Private Limited
6. Hedonistic Homes Private Limited	14. Reward Buldoon Private Limited
7. Owelly Merchants Private Limited	

IXORA REALTY LLP

[Signature]
Designated Officer

9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLRD office for Mutation.

(Tirdip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No-10941000151606/2015, 03/07/2015 01:58:03 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Page 5 of 5

1. Ascending Estate Private Limited	8. Cheer Villa Private Limited
2. Beeking Heights Private Limited	9. Boustroph Builders Private Limited
3. Bumpy Vayana Private Limited	10. Khushi Katter Private Limited
4. Starling Dwellers Private Limited	11. Globalview Abode Private Limited
5. Pratik Properties Private Limited	12. Chaitanyam Private Limited
6. Medianta Homes Private Limited	13. Archana Arora Private Limited
7. Gokul Merchants Private Limited	14. Private Builders Private Limited

IXORA REALTY LLP

[Signature]
Designated Partner



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16041000151606/2015

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

Name of the Executant	Category	Photo	Finger Print	Signature with date
Shri Ratan Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Land Lord [Astounding g Estates Pvt Ltd]			 ASTOUNDING ESTATES PVT LTD Director
Shri Arun Kumar Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Represent ative of Land Lord [Chicot Villa Pvt Ltd]			 CHICOT VILLA PRIVATE LIMITED Director / Authorized Signatory
Shri Arun Kumar Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Represent ative of Land Lord [Sparkling Heights Pvt Ltd]			 Sparkling Heights Pvt. Ltd Director / Authorized Signatory

Query No-16041000151606/2015, 03/07/2015 03:42:34 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Page 2 of 5

1. Astounding Estates Private Limited
2. Sparkling Heights Private Limited
3. Baniya Vignette Private Limited
4. Seaside Creators Private Limited
5. Foresta Properties Private Limited
6. Redstone Homes Private Limited
7. Green Meadows Private Limited
8. Collier Villa Private Limited
9. Sreghat Estates Private Limited
10. Kalyan Ganga Private Limited
11. Ganga Ganga Private Limited
12. Foresta Homes Private Limited
13. Foresta Homes Private Limited
14. Foresta Homes Private Limited

IXORA REALTY LLP

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

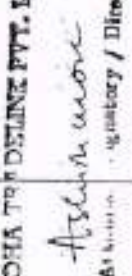
Name of the Executant	Category	Photo	Finger Print	Signature with date
Shri Shivam Thakkar 6 Guh Park, P.O.- Liluah, P.S.- Liluah, Howrah, District-Howrah, West Bengal, India, PIN - 711204	Represent ative of Land Lord [Bumpy Vaypear Pvt Ltd]			<i>Shivam</i> Bumpy Vaypear Pvt. Ltd. Director/Authorised Signatory
Shri Vinay Bhalotia 32/a Seaden Row, P.O.- Seaden St, P.S.- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN 700006	Represent ative of Land Lord [Starstore Dealers Pvt Ltd]			STARSTORE DEALERS PVT. LTD. <i>Vinay Bhalotia</i> DIRECTOR/AUTHORISED SIGNATORY 3/7/15
Shri Abhishek Agarwal 511 Parnasree Pally, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700060	Represent ative of Land Lord [Freesia Properties Pvt Ltd]			FRESIA PROPERTIES PVT. LTD. <i>Abhishek</i> Director/Authorised Signatory
Smt Sarabati Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Represent ative of Land Lord [Hedonisti c Homes Pvt Ltd]			HEDONISTIC HOMES PV <i>Sarabati Gupta</i> Director

1. Ashwanti Estate Private Limited	11. Shree Vin Private Limited
2. Sparking Heights Private Limited	12. Shree Vin Private Limited
3. Sanyal Vaypear Private Limited	13. Shree Vin Private Limited
4. Starstore Dealers Private Limited	14. Shree Vin Private Limited
5. Freesia Properties Private Limited	15. Shree Vin Private Limited
6. Hedonistic Homes Private Limited	16. Shree Vin Private Limited
7. Ganga Vaypear Private Limited	17. Shree Vin Private Limited
8. Shree Vin Private Limited	18. Shree Vin Private Limited
9. Shree Vin Private Limited	19. Shree Vin Private Limited
10. Shree Vin Private Limited	20. Shree Vin Private Limited

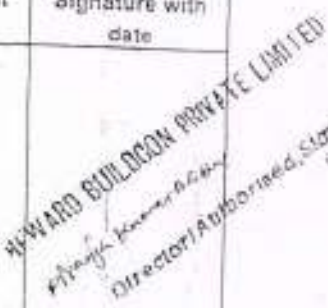
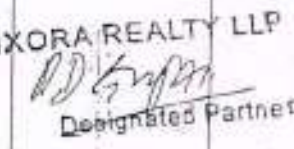
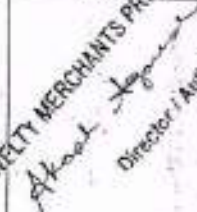
IXORA REALTY LLP

Designated Partner

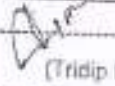
I. Signature of the Person(s) admitting the Execution at Private Residence.

S. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Shri Prabhu Dayal Gupta Phase II Block G-8 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District- Howrah, West Bengal, India, PIN - 711102	Representative of Land Lord [Sumptuous Builders Pvt Ltd]			 DIRECTOR SUMPTUOUS BUILDERS PVT. LTD.
8	Shri Jyoti Agarwal Phase II Block G-8 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District- Howrah, West Bengal, India, PIN - 711102	Representative of Land Lord [Khatu Barter Pvt Ltd]			 CHA TU BARTER PVT. LTD. Director
9	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Aroha Tradelink Pvt Ltd]			 AROKHA TRADELINK PVT. LTD. Director
10	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Confitech Niwas Pvt Ltd]			 GLADIOLUS ABASAN PRIVATE LIMITED CONFITECH NIWAS PRIVATE LIMITED Authorised Signatory
11	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Gladiolus Abasan Pvt Ltd]			 GLADIOLUS ABASAN PRIVATE LIMITED CONFITECH NIWAS PRIVATE LIMITED Authorised Signatory

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Shri Niranjan Kumar Bhattar Ab 30/4 Prafulla Kanan Paschim Keslopur Bagulhati, P.O.- Prafulla Kanan, P.S.- Bagulhati, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700101	Representative of Land Lord [Reward Buldoon Pvt Ltd]			 HOWARD BULDOON PRIVATE LIMITED Pranab Kumar Bhattar Director / Authorized Signatory
11	Mr Prabhu Dayal Gupta 106 K. C Singha Rd Ganges Garden Block Ga6 Phase II, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102	Representative of Developer [Ixora Realty Lip]			 IXORA REALTY LLP Designated Partner
12	Shri Akash Agarwal 6a Iron Slide Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Owelly Merchants Pvt Ltd]			 OWELLY MERCHANTS PRIVATE LIMITED Director / Authorized Signatory

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District-Hooghly, West Bengal, India, PIN - 712422	Shri Ratan Agarwal, Shri Arun Kumar Agarwala, Shri Shivam Thakkar, Shri Vinay Bhalolia, Shri Abhishek Agarwal, Smt Sarabati Gupta, Shri Prabhu Dayal Gupta, Shri Jyoti Agarwal, Shri Ashish More, Shri Niranjan Kumar Shatter, Mr Prabhu Dayal Gupta	 Mihir Nandi 20/05/2015


 (Tridip Misra)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. -
 IV SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Astounding Estates Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AALCA9668G, Status : Organization Represented by representative as given below:-
1(1)	Shri Ratan Agarwal Son of Shri Sankar Lal Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AALCA9668G, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
2	Sparkling Heights Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AAUCS3337H, Status : Organization
3	Bumpy Vaypaar Pvt Ltd 53/4 P N Middya Rd, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AAFCB8562L, Status : Organization Represented by (2-3) representative as given below:-
2-3 (1)	Shri Shivam Thakkar Son of Shri Ashok Kumar Thakkar 6 Guha Park, P.O:- Liluah, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCB8562L, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence

Land/Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
4	Starstore Dealers Pvt Ltd 27 Biplabi Trilakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAUCS2099E, Status : Organization Represented by representative as given below:-
4(1)	Shri Vinay Bhalotia Son of Shri Kishanlal Bhalotia 32/a Bearton Row, P.O:- Bearton St, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS2099E, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
5	Freesia Properties Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AACCF4361J, Status : Organization Represented by representative as given below:-
5(1)	Shri Abhishek Agarwal Son of Shri Hari Narayan Agarwal P 511 Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCF4361J, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
6	Hedonistic Homes Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AADCH3281L, Status : Organization Represented by representative as given below:-

SL No.	Name, Address, Photo, Finger print and Signature
6(1)	Smt Sarabati Gupta Wife of Shri Prabhu Dayal Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AADCH3281L, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
7	Owetty Merchants Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AACCO0593K, Status : Organization Represented by representative as given below:-
7(1)	Shri Akash Agarwal Son of Shri Saroj Kr Agarwal 6a Iron Side Rd, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCO0593K, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
8	Chicot Villa Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCCB107L, Status : Organization Represented by their representative as given below:-
8(1)	Shri Arun Kumar Agarwala Son of Shri Navrang Lal Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS3337H, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence

Landlord Details

SL No.	Name, Address, Photo, Finger print and Signature
9	Sumptous Builders Pvt Ltd Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, Flat No: 6, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102 PAN No. AAUCS0244H, Status : Organization Represented by representative as given below:-
9(1)	Shri Prabhu Dayal Gupta Son of Shri Baduram Gupta Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS0244H, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
10	Khatu Barter Pvt Ltd 27 Brabourne Rd Narayani Building, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCK8673Q, Status : Organization Represented by representative as given below:-
10(1)	Shri Jyoti Agarwal Wife of Shri Ratan Agarwal Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCK8673Q, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
11	Gladious Abasan Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAFCG6445D, Status : Organization

SL No.	Name, Address, Photo, Finger print and Signature
12	Confitech Niwas Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAFCC6902P, Status : Organization
13	Aroha Tradelink Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN : 700064 PAN No. AANCA0793L, Status : Organization Represented by their (11-13) representative as given below:-
11-13 (1)	Shri Ashish More Son of Shri Rajendra Prasad Agarwala 18a Mayfair Rd, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCG6445D. Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
14	Reward Buildcon Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCR1610b, Status : Organization Represented by representative as given below:-
14(1)	Shri Niranjan Kumar Bhatler Son of Shri Baldev Das Bhatler Ab 30/4 Prafulla Kanan Paschim Kestopur Baguihati, P.O:- Prafulla Kanan, P.S:- Baguiati, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAHCR1610B, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Ixora Realty Lip 27 Biplobi Trailakya Mahara] Sareni Narayani Buld, P.O:- Gpo, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Status : Organization Represented by representative as given below:-
1(1)	Mr Prabhu Dayal Gupta Son of Mr. Boduram Gupta 106 K C Singha Rd Ganges Garden Block GaB Phase II, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:- Hooghly, West Bengal, India, PIN - 712422 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Ratan Agarwal, Shri Arun Kumar Agarwala, Shri Shivam Thakkar, Shri Vinay Bhalotia, Shri Abhishek Agarwal, Smt Sarabati Gupta, Shri Prabhu Dayal Gupta, Shri Jyoti Agarwal, Shri Ashish More, Shri Niranjana Kumar Bhattar, Mr Prabhu Dayal Gupta	
2	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:- Hooghly, West Bengal, India, PIN - 712422 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Akash Agarwal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

1. Panchsathi Estate Private Limited	8. Ganga Ganga Private Limited
2. Panchsathi Estate Private Limited	9. Panchsathi Estate Private Limited
3. Panchsathi Estate Private Limited	10. Panchsathi Estate Private Limited
4. Panchsathi Estate Private Limited	11. Panchsathi Estate Private Limited
5. Panchsathi Estate Private Limited	12. Panchsathi Estate Private Limited
6. Panchsathi Estate Private Limited	13. Panchsathi Estate Private Limited
7. Panchsathi Estate Private Limited	14. Panchsathi Estate Private Limited

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[Signature]

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 880 RS Khatian No:- 2173	41 Dec	1/-	1,47,31,057/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 677 RS Khatian No:- 2169	9 Dec	1/-	32,72,724/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 675 RS Khatian No:- 2167	16 Dec	1/-	58,18,176/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 678 RS Khatian No:- 2171	12 Dec	1/-	43,63,632/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L5	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 676 RS Khatian No:- 2166	18 Dec	1/-	65,45,448/-	Proposed Use: Industrial, ROR: Bagan, Width of Approach Road: 20 Ft.,
L6	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 679 RS Khatian No:- 2170	10 Dec	1/-	36,36,360/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,

1. Kanchan Engineering Private Limited
2. Sparking Heights Private Limited
3. Durgam Vapour Private Limited
4. Sterilise Gases Private Limited
5. Pooja Properties Private Limited
6. Heterochem Private Limited
7. Sweet Valley Private Limited
8. Symphonic Builders Private Limited
9. Khatu Sarda Private Limited
10. Doodhgaon Modern Private Limited
11. Doodhgaon Modern Private Limited
12. Doodhgaon Modern Private Limited
13. Doodhgaon Modern Private Limited
14. Doodhgaon Modern Private Limited

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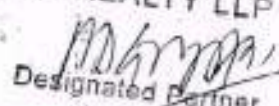
Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L7	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Malancha	RS Plot No:- 1, RS Khatian No:- 1858	25.3 Dec	1/-	1,53,48,650/-	Proposed Use: Industrial, ROR: Danga, Width of Approach Road: 20 Ft.

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L1	Bumpy Vaypaar Pvt Ltd	Ixora Realty Lip	10	24.3902
	Gladinius Abasan Pvt Ltd	Ixora Realty Lip	10	24.3902
	Khatu Barter Pvt Ltd	Ixora Realty Lip	1	2.43902
	Sparkling Heights Pvt Ltd	Ixora Realty Lip	10	24.3902
	Starstore Dealers Pvt Ltd	Ixora Realty Lip	10	24.3902
L2	Khatu Barter Pvt Ltd	Ixora Realty Lip	9	100
L3	Freesia Properties Pvt Ltd	Ixora Realty Lip	10	62.5
	Hedonistic Homes Pvt Ltd	Ixora Realty Lip	6	37.5
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Lip	2	16.6667
	Sumptous Builders Pvt Ltd	Ixora Realty Lip	10	83.3333
L5	Chicot Villa Pvt Ltd	Ixora Realty Lip	8	44.4444
	Owelly Merchants Pvt Ltd	Ixora Realty Lip	10	55.5556
L6	Confitech Niwas Pvt Ltd	Ixora Realty Lip	10	100
L7	Aroha Tradelink Pvt Ltd	Ixora Realty Lip	5.3	20.9486
	Astounding Estates Pvt Ltd	Ixora Realty Lip	10	39.5257
	Reward Buldcon Pvt Ltd	Ixora Realty Lip	10	39.5257

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Mihir Nandi
Address	Pratapnagar, Thana : Arambag, District : Hooghly, WEST BENGAL
Applicant's Status	Others

1. Astounding Estates Private Limited	8. Chicot Villa Private Limited
2. Sparkling Heights Private Limited	9. Sumptous Builders Private Limited
3. Bumpy Vaypaar Private Limited	10. Khatu Barter Private Limited
4. Starstore Dealers Private Limited	11. Gladinius Abasan Private Limited
5. Freesia Properties Private Limited	12. Confitech Niwas Private Limited
6. Hedonistic Homes Private Limited	13. Owelly Merchants Private Limited
7. Owelly Merchants Private Limited	14. Aroha Tradelink Private Limited

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Designated Partner

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

Endorsement For Deed Number : I - 160405192 / 2015

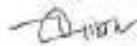
Query No/Year 16041000151606/2015 Serial no/Year 1604005479 / 2015
Deed No/Year I - 160405192 / 2015
Transaction [0110] Sale, Development Agreement or Construction agreement
Name of Presentant Mr Prabhu Dayal Gupta Presented At Private Residence
Date of Execution 03-07-2015 Date of Presentation 03-07-2015

Remarks

On 02/07/2015

Certificate of Market Value (WB.PUV) filed on 02/07/2015

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,37,16,047/-



(Tridip Misra)

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

On 03/07/2015

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

Presented for registration at 17:58 hrs on : 03/07/2015, at the Private residence by Mr Prabhu Dayal Gupta

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

Execution is admitted on 03/07/2015 by

Shri Ratan Agarwal, Astounding Estates Pvt Ltd, Ganges Garden Phase II Block Ga 6 106 K'C Singha R, P.O: Shibpur, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711102
Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

1. Shri Arun Kumar Agarwala, Sparkling Heights Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056
2. Shri Arun Kumar Agarwala, Sparkling Heights Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056
3. Shri Arun Kumar Agarwala, Sparkling Heights Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056

1. Astounding Estates Private Limited	8. Chitot Vile Private Limited
2. Sparkling Heights Private Limited	9. Sanskriti Builders Private Limited
3. Bumpy Vignette Private Limited	10. Photo Barter Private Limited
4. Starstone Builders Private Limited	11. Gasolux Alankar Private Limited
5. Fresalia Properties Private Limited	12. CineTech Alankar Private Limited
6. Modern Builders Private Limited	

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4. Shri Arun Kumar Agarwala, , Sparkling Heights Pvt Ltd , 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056
 5. Shri Arun Kumar Agarwala, , Chicot Villa Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001
 6. Shri Arun Kumar Agarwala, , Chicot Villa Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001
 7. Shri Arun Kumar Agarwala, , Chicot Villa Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001
 8. Shri Arun Kumar Agarwala, , Chicot Villa Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Shri Shivam Thakkar, , Bumpy Vaypaar Pvt Ltd , 53/4 P N Middya Rd, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Shri Vinay Bhalotia, , Starstore Dealers Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Shri Abhishek Agarwal, , Freesia Properties Pvt Ltd , 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Smt Sarabati Gupta, , Hedonistic Homes Pvt Ltd , Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

1. Sparkling Heights Private Limited	8. Chicot Villa Private Limited
2. Bumpy Vaypaar Private Limited	9. Computer Builders Private Limited
3. Starstore Dealers Private Limited	10. Kalyan Nagar Private Limited
4. Freesia Properties Private Limited	11. Gradious Adarsh Private Limited
5. Hedonistic Homes Private Limited	12. Chicot Villa Private Limited
6. Duality Merchants Private Limited	13. Kalyan Nagar Private Limited
	14. Bumpy Vaypaar Private Limited

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[Signature]

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

Execution is admitted on 03/07/2015 by

Shri Prabhu Dayal Gupta, , Sumptous Builders Pvt Ltd , Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, Flat No: a, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102
Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Shri Jyoti Agarwal, , Khatu Barter Pvt Ltd , 27 Brabourne Rd Narayani Building, P.O: Gpo, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001
Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

1. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
2. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
3. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
4. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
5. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
6. Shri Ashish More, , Gladiolus Abasan Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
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10. Shri Ashish More, , Confitech Niwas Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
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 19. Shri Ashish More, , Aroha Tradelink Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
 20. Shri Ashish More, , Aroha Tradelink Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
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 27. Shri Ashish More, , Aroha Tradelink Pvt Ltd , Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Shri Niranjan Kumar Bhattar, , Reward Buildcon Pvt Ltd , 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Mr Prabhu Dayal Gupta, , Ixora Realty Llp , 27 Biplabi Trailakya Maharaj Sarani Narayani Build, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001
 Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

Admission of Execution Under Section 58, W.B. Registration Rules, 1962. [Representative]
Execution is admitted on 03/07/2015 by

Shri Akash Agarwal, , Owelty Merchants Pvt Ltd , 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056
Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town, HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service



(Tridip Misra)

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

On 03/07/2015

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

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

Payment of fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Draft Rs 74,950/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 37469, Purchased on 30/06/2015, Vendor named Amal Kumar Saha.

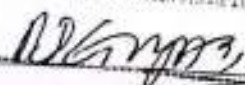
Description of Draft

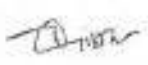
1. Rs 25,950/- is paid, by the Draft(other) No: 652426000427, Date: 03/07/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

2. Rs 49,000/- is paid, by the Draft(other) No: 652426000427, Date: 03/07/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

1. Astounding Estates Private Limited	8. Chait Wala Private Limited
2. Sparking Heights Private Limited	9. Complexa Builders Private Limited
3. Pumpy Vapour Private Limited	10. Jash, Ester Private Limited
4. Storehouse Estates Private Limited	11. Classicus Abnash Private Limited
5. People's Proportion Private Limited	12. Century's World Private Limited
6. Radhikha Homes Private Limited	13. Archyapadma Private Limited
7. Owelty Merchants Private Limited	14. Rivers Golden Private Limited

Constituted Attorney





(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

- | | |
|---------------------------------------|--|
| 1. Asomding Estates Private Limited | 6. Chitai Vile Private Limited |
| 2. Esplanade Heights Private Limited | 7. Durgamdas Builders Private Limited |
| 3. Bangor Wayward Private Limited | 8. Kishor Bazar Private Limited |
| 4. Beasatop Builders Private Limited | 9. Gadhara Adarsh Private Limited |
| 5. Freesia Properties Private Limited | 10. Gunthaga Bazar Private Limited |
| 6. Madanwala Estate Private Limited | 11. Ananta Builders Private Limited |
| 7. Ganga Mandir Private Limited | 12. Resonance Builders Private Limited |

Proposed Attorney

DD Gupta

IXORA REALTY LLP

DD Gupta
Designated Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1604-2015, Page from 28569 to 28627
being No 160405192 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.07.13 17:42:12 -07:00
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 13/07/2015 17:42:10
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

1. Astounding Estates Private Limited	8. Chocot Will Private Limited
2. Sparking Heights Private Limited	9. Sunghatua Gukhara Private Limited
3. Bumpy Vaypoar Private Limited	10. Chota Datta Private Limited
4. Sunstone Dealers Private Limited	11. Gokuldas Abash Private Limited
5. Freesia Properties Private Limited	12. Gokuldas Abash Private Limited
6. Hesperide Heaters Private Limited	13. Joka Tridip Private Limited
7. Gwily Marichand Private Limited	14. Sreelakshmi Private Limited

Constituted Attorney *Tridip Misra*

IXORA REALTY LLP

Tridip Misra
Designated Partner