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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

A.R.A. IV

AA 581223

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

Additional Registrar of Assurances-IV, Kolkata

18 AUG 2018

Additional Registrar of Assurances-IV, Kolkata

DATED THIS 17th DAY OF August 2018

DEVELOPMENT AGREEMENT

BETWEEN

GENPACT INDIA PVT.LTD.

AND

SIMPLEXINFRA TECHNOPARK LLP

J1-250
J2-50
300/-

5423

SAPAOGI & COMPANY
ADVOCATES
7B, K. S. ROY ROAD,
KOLKATA-700 001

NAME.....
ADD.....
Rs.....

8 AUG 2018

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

- 8 AUG 2018

- 8 AUG 2018

Amit Sarda

(AMIT SARDA)

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2018

Identified by me
Manoj Malik.
S/o. Late. N. Malik.
7B, K.S. Roy Road
Kolkata - 700001

THIS DEVELOPMENT AGREEMENT made this 1st day of August Two Thousand and Eighteen **BETWEEN GENPACT INDIA PRIVATE LIMITED** (formerly known as Genpact India) **(PAN-AABCE4461B)**a private company incorporated under the provisions of the Companies Act,1956 having its registered office at 12A, (Ground Floor) Prakash Deep Building, 7 Tolstoy Marg, New Delhi–110001, represented by Mrs. Bandita Saha (PAN AREPS5743J Aadhaar 4799 5237 7832), wife of Mr. Basab Bijoy Deb, by occupation Service, residing at H 25, A/5/11, 1st Floor, Nongar Co-operative Society, B.P Township, P.O.Panchasayar, Police Station Patuli, Kolkata-700094, West Bengal hereinafter referred to as **"Genpact"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and/or assigns) of the **ONE PART:**

AND

SIMPLEXINFRA TECHNOPARK LLP (PAN ACTFS7726G), a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008 and having its registered office at 27 Shakespeare Sarani, Kolkata- 700 017, P.S. & P.O. Shakespeare Sarani, West Bengal, India, represented by its Director of the Designated Partner, **Amit Sarda** (PAN ALSPS5231N) son of Shri Jugal Kishore Sarda, by occupation Business, residing at No.117/1 N.S.C Bose Road, P.O.& Police Station Regent Park, Kolkata 700040 hereinafter referred to as the **"Developer"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and/or assigns) of the **OTHER PART:**

WHEREAS:

A. By a Deed of Lease (hereinafter referred to as "Original Lease") dated 12th February, 1996 made between the Governor of the State of West Bengal (Lessor) of the One Part and West Bengal Electronics Industry Development Corporation Limited (Lessee) of the Other Part and registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake, in Book No. I, Being No. 496 for the year 1996, the Governor of State of West Bengal granted and demised unto West Bengal Electronics Industry Development Corporation Limited the land measuring an area of 181.5092 Cottahs viz 3 acres more or less in Plot No. 6, Block No. DP in Sector V of Bidhannagar in the District of North 24-Parganas, Police Station Bidhannagar for a period of 999 years for setting up of different units of Electronic Industry and on other terms and conditions therein mentioned.

B. By a Sub-Lease dated 5th July, 2005 made between West Bengal Electronics Industry Development Corporation Limited (Sub-Lessor) of the One Part and M/s. GE Capital International Services (now known as Genpact India vide SRN A00057786 dated 06-06-2006 issued by ROC- Govt. of India) (Sub-Lessee) of the Other Part and registered in the office of Registrar of Assurances, Kolkata in Book No I, Volume No 1, Pages 1 to 21, being No 05122 for the year 2006, West Bengal Electronics Industry Development Corporation Limited granted and demised unto Genpact (then known as GE Capital International Services) the land measuring an area of 3 (three) acres viz 181.5092 Cottahs more or less in Plot No. 6 Block No. DP in Sector V of Bidhannagar in the District of North 24 Parganas, Police Station Bidhannagar and fully described in the –First Schedule thereunder written for a period of 90 years on the terms and conditions therein mentioned.

C. By a Deed of Surrender dated 9th April, 2009 made between M/s. Genpact India (previously known as GE Capital International Services) therein called the Sub-Lessee of the One Part and West Bengal Electronics Development Corporation Limited therein called the Sub-Lessor of the Other Part and registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 9, Pages 6599 to 6608 Being No. 03954 for the year 2009 whereby the Sub-Lessee surrendered 1.50 acres or 90.7546 Cottahs of leasehold land (out of 3

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Govt. of West Bengal

Directorate of Registration & Stamp Revenue

e-Challan

GRN: 19-201819-027565942-1 Payment Mode Online Payment

GRN Date: 16/08/2018 14:14:39 Bank : HDFC Bank

BRN : 586858806 BRN Date: 16/08/2018 14:17:17

DEPOSITOR'S DETAILS

Id No. : 19040001234361/4/2018

[Query No/Query Year]

Name : SIMPLEX NFRA TECHNOPARK I I P

Contact No : Mobile No. : +91 9830343339

E-mail : bagrig@gmail.com

Address 27 SHAKESPEARE SARANI KOLKATA 700017

Applicant Name : Mr SIMPLEXINFRA TECHNOPARK LLP

Office Name

Office Address :

Status of Depositor Buyer/Claimants

Purpose of payment / Remarks : Sale Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001234361/4/2018	Property Registration-Stamp duty	0030-02-103-003-02	75021
2	19040001234361/4/2018	Property Registration-Registration Fees	0030-03-104-001-16	100105
			Total	175126

In Words Rupees One Lakh Seventy Five Thousand One Hundred Twenty Six Only

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acres or 181.5092 Cottahs in Plot No. DP - 6) to the Sub-Lessor in Plot No. DP - 6/1 in Block DP fully described in Second Schedule thereunder written and delineated in the map or site plan thereto annexed and thereon bordered red.

D. Genpact therefore is now the Sub- Lessee of the land measuring 1.50 acres viz 90.7546 Cottahs in Plot No. DP - 6 (portion of Plot No. 6, Block DP) in "Salt Lake" Electronics Complex in Bidhannagar, Kolkata-700 091 (hereinafter referred to as the "Said Land") for a period of 90 years with effect from 6th May, 2005 inter-alia on the following terms and conditions as provided in the Sub-Lease dated 5th day of July, 2005 :-

(i) Annual rent @ ¼%. of premium payable on or before 1st 90 days of the year subject to revision every 10 years.
(ii) Municipal Tax payable now and in future.
(iii) Not to run any Industry other than IT/ITES/ Electronic Industry.
(iv) Building and structures should be constructed in conformity with the Building Rules as may be framed by the State Government and/or any other appropriate authority.
(v) On the expiry of the period of the Lease or earlier determination hand over the Said Land along with the building and structure.
(vi) Not to commit breach of any of the terms and conditions of the Original Lease dated 12th February, 1996 made between the Governor of the West Bengal and the Sub-Lessor West Bengal Electronics Industry Development Corporation Limited.
(vii) Sub-Lessee shall not have any further right of transfer of the Said Land.

E. The Government of West Bengal by a notification bearing No. 1721-UD/O/M/SL (AL/NR)/8L-08/2004 (Pt) dated 6th May, 2005 allowed the lessees of industrial and commercial plots of land in Bidhannagar with or without buildings to transfer the leasehold right, title and interest on the said land to other subject to fulfillment of certain terms and conditions as mentioned therein including payment of permission fees. In furtherance of the above notification another notification bearing No. 5081 UD/O/M/SL(AL/NR)/8L-08/2004 dated 26th November, 2012 was issued wherein the Government revised the rate of the permission fees for the transfer of the lease hold right, title and interest.

F. Genpact having expressed its desire to develop the Said Land by constructing a building thereon, the parties agreed to develop the Said Land by constructing a new building thereon in accordance with the plan to be sanctioned by the Appropriate Authority and the Municipal Authority and Genpact has also agreed to transfer by way of Assignment 80% undivided leasehold share or interest of Genpact in the Said Land on the terms and conditions recorded in the Development Agreement dated 29th May, 2015 between the parties, which transaction was subject to requisite permission of WEBEL being obtained.

G. In the year 2016, by way of an internal restructuring, Genpact India (the entity which entered into the Agreement with the Developer and Sub – lease with WEBEL) has merged into an affiliate entity "Empower Research Knowledge Services Private Limited" ("Empower"). The combined entity is now known as 'Genpact India Private Limited'.

H. WEBEL has, vide its letters dated 30th March, 2017 & 21st September 2017 addressed to Genpact, granted permissionto the parties to register the Development Agreement between the parties and accordingly the parties are now executing and registering this agreement.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

CLAUSE 1 -DEFINITIONS & INTERPRETATIONS

1.1. In this Agreement and in all its amendments, unless the subject or context otherwise requires

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or calls for a different interpretation, the following expressions shall have the meanings as set forth below:

1.1.1. **"Affiliates"** – shall mean a corporation that is related to another corporation by shareholdings or other means of control; a subsidiary, parent or sibling corporation.

1.1.2 **"Agreement"** - shall mean this Development Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time to time in writing and signed by both the Parties.

1.1.3 Architect shall mean Sanon Sen & Associated (P) Ltd, having its office at 5 Russel Street, Kolkata-71 or such Architect or Firm of Architects whom the Developer may, from time to time appoint for designing and planning of the building with the consent of Genpact.

1.1.4. **"Building"** - shall mean the new multistoried Tower proposed to be constructed on the Said Land as per the Building Plan to be sanctioned by the Municipal Authority.

1.1.5. **"Building Plan"** - shall mean the complete plan required for sanctioning and once sanctioned of the Tower by the Municipal Authority and other appropriate Authorities as may be required and shall include any amendments thereto or modifications thereof made or caused by the Developer as per law.

1.1.6. **"Common Areas and Facilities"** - shall mean and include corridors, hallways, stairways, landings, lift/s, lift room, water reservoir, pump room, passageways, driveways, generator room and other spaces and facilities whatsoever required for the establishment, location, enjoyment, maintenance and/or management of the Building and/or common facilities as the case may be and as agreed and earmarked by the Parties. The Common Areas and Facilities of the Building as stipulated herein shall be jointly owned by Genpact and the Developer in proportion to the super built up area to be owned respectively.

1.1.7 **"Common Costs and Expenses"**- means such costs and expenses which shall be borne and paid by Genpact and the Developer after taking possession of such floors in the ratio of 20% and 80% respectively, the short particulars of which are mentioned in the Third Schedule hereunder written. These costs shall be paid by the Developer at the first instance and then upon intimation to GENPACT be reimbursed by GENPACT.

1.1.8 **"Deed of Surrender"** - shall mean the Deed dated 9th April, 2009 as stated in recital "C" hereinbefore mentioned.

1.1.9 **"Developer's Allocation"** - shall mean and include the following:

(a) 80% of the total Super Built-up Area in the Building,
(b) TOGETHER with undivided 80% share of the Said Land,
(c) TOGETHER with undivided 80% share or interest in the Common Areas and Facilities of the Building,
(d) TOGETHER with 80% of all covered/open Car Parking Spaces after providing Covered Car parking spaces to Genpact in the ratio of 1:1000 sq. ft. of Genpact's Super Built up area allocation and
(e) TOGETHER with 80% undivided share or divided and demarcated portion of the entire roof of the Building as shall be mutually agreed between the Parties.

1.1.10 **"Floor Area Ratio (FAR)"** -shall mean the maximum floor area ratio available for construction of building in the Said Land according to the prevalent rules, regulations, law and bye laws, for the time being in force of the Municipal Authority and/or other statutoryauthorities.

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1.1.11 "**Force Majeure**" - means accident to equipment or machinery, Act of God, act of public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment, destruction of subject matter of this Agreement, earthquake, epidemic, embargo, explosion, fire, flood, government action, inaction or change in law, government acquisition or requisition, hurricane, tornado, inability to act due to government action or court order, interruption and/or shortage of supply of goods and construction materials, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war.

1.1.12 **"Genpact's Allocation"** - shall mean and include the following:

(a) 20% of the total Super Built-up Area in the Building (final demarcation to be made after the plan is sanctioned) to be constructed at the said Land.
(b) TOGETHER with the 20% of the undivided share in the Said Land as described in the First Schedule.
(c) TOGETHER with undivided 20% share or interest in the Common Areas and Facilities of the Building.
(d) TOGETHER with covered Car Parking Spaces in the ratio of 1:1000 sq. ft. of Built up area for areas allocated to Genpact; and
(e) TOGETHER with 20% undivided share or divided and demarcated portion of the entire roof of the Building as shall be mutually agreed between the Parties.

1.1.13. **"Municipal Authority"** – shall mean Nabadiganta Industrial Township Authority (NDITA) or any other statutory authority (ies) entrusted by the Government which shall sanction the Building Plan.

1.1.14. **"Original Lease"** - shall mean the Deed of Lease dated 12th February, 1996 as stated in recital "A" hereinbefore mentioned.

1.1.15. "**Parties**" shall mean collectively Genpact and the Developer and "**Party**" means individually each of the Parties.

1.1.16**"Possession"** shall mean possession of Genpact's Allocation to be delivered to Genpact by Developer only after completing the Building in all respects as per Specifications mentioned in the Second Schedule hereunder written and also after obtaining partial completion certificate from the Municipal Authority for the super built up area comprised in Genpact's Allocation.

1.1.17. **"Said Land"** - shall mean the leasehold land measuring an area of 1.50 (one point five zero) acres viz 90.7546 Cottahs being Plot No. 6, Block No. DP in Sector V of Bidhannagar in the District of North 24 Parganas, Police Station Bidhannagar(East) fully described in the First Schedule hereunder written.

1.1.18. **"Sub-Lease"** - shall mean the Deed dated 5th July, 2005 as stated in recital "B" hereinbefore mentioned and as modified by the Deed of Surrender dated 9th April, 2009.

1.1.19. **"Super Built Up Area"** - shall mean the space in the Building available for independent use and occupation after making due provisions for Common Areas and Facilities and the space required thereof excluding car parking spaces (open and covered).The calculation of the Super Built up Area will be determined by the Architect.

1.1.20. **"Webel"** - means West Bengal Electronics Industry Development Corporation Limited.

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1.2. In this Agreement, unless the context otherwise requires:

1.2.1. the headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes and shall not affect the construction/interpretation of this Agreement;

1.2.2. Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender;

1.2.3. Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, permissions or directions at any time issued under it.

CLAUSE 2 - COMMENCEMENT

2. This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

CLAUSE 3 - DEPOSIT/ CONSIDERATION/ ASSIGNMENT

3.1. It is agreed that the Developer will pay a sum of Rs. 1 Crore (Rupees One Crore only) as refundable security deposit in the manner hereinafter mentioned and constructing and offering the Genpact's Allocation to Genpact in terms hereof. Genpact shall transfer by way of Assignment the 80% undivided leasehold share or interest in the Said Land in favour of the Developer and/or its nominees / assigns and allow the Developer to construct building on the Said Land subject to Developer obtaining necessary permissions from appropriate authorities and to own hold use enjoy and transfer the entire building except for Genpact's Allocation

3.2. The said refundable security deposit shall be paid as follows:

(a) Rs.50,00,000/- (Rupees Fifty lacs only) was paid before the execution of this Agreement (which was already paid as per the Development Agreement dated 29th May, 2015), by Bank Draft drawn in favour of Genpact.

(b) Rs.50,00,000/- (Rupees Fifty lacs only) shall be paid by the Developer to Genpact after the Developer obtaining sanction plan/Approvals for the project and before the start of the construction of the building.

(c) Upon Developer offering possession of the Genpact Allocation as per Design specifications listed in Second Schedule in fully completed state and ready for operations to Genpact, Genpact shall refund 80% of the above security deposit as mentioned in clause 3.1 above to the Developer.

(d) 20% of the security deposit as mentioned in clause 3.1, will be held back as Retention Money and will be released by Genpact after -24 months from the date of the Developer offering possession of the Genpact Allocation to Genpact in accordance with clause 3.2 C above.

(e) Genpact reserves the right to terminate the contract after forfeiting the first installment of Rs. 50 Lacs if the building plan is not submitted for sanction within 6 months post signing of this Agreement.

3.3 WEBEL has granted permission for registration of this Development Agreement. In case so required by WEBEL, or any other Statutory Authorities or the Developer, Genpact shall execute Deed(s) of Assignment for transfer of 80% undivided share or interest in the

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leasehold right, interest of the Said Land in favour of the Developer and/or its nominee(s) / assign(s) for the residue period of 90 years commencing from 5th July, 2005. All Costs, Fees, Stamp Duty, Registrations fees and taxes relating to this Assignment will be borne by the Developer

CLAUSE 4 - DEVELOPER'S RIGHTS & OBLIGATIONS & COMPLETION

4.1.**FAR/FSI**

a) Genpact hereby grants exclusive right to the Developer to develop the Said Land by constructing the Building thereon in accordance with the Building Plan to be sanctioned by the Municipal Authority and other Appropriate Authorities and the Developer shall make its best endeavour to utilize the entire FAR available on the Said Land.

b) If there is upward revision in the FAR/FSI in future, which yields additional Floor Area, and if both parties agree to construct the additional floor area as per the applicable norms then subject to structural capabilities. Developer shall bear the entire cost of construction and related fees, taxes, duties, etc. applicable for such additional Floors including Genpact's share. The parties will mutually agree and decide on the percentage of sharing the built up area as would be feasible on that future date. The parties hereby agree that owing to availing & utilizing such additional FAR, if the completion timing of the entire project is delayed then the same shall not be construed as a default on the Developer. However, the delivery of possession for Genpact's Allocation as agreed in clause 4.3 and 4.4 will not change. The timelines for delivery of any additional area that may be available due to the revision in FAR will be agreed mutually by an Addendum to this Development agreement separately and in no way affect the agreed terms and conditions of this Development Agreement.

4.2 The Developer shall be entitled to the Developer's Allocation (as defined in Clause 1.1.9 hereto) and shall also be entitled to assign, transfer or otherwise deal with and/or dispose of the Developer's Allocation without consent of Genpact, provided that the Developer shall not hand over possession of the offices units etc., comprised in the Developer's Allocation to the unit-transferees thereof before offering to Genpact possession of the Genpact's Allocation in accordance herewith and as per Specifications mentioned in the Second Schedule hereunder written. Genpact shall execute a Power of Attorney in favour of the Developer (represented by its Partners and their directors) – inter alia - for sub-letting sub-leasing assignment transfer or otherwise dealing with and/or disposing of the Developer's Allocation and other purposes incidental thereto and also for creating charge / mortgage on the Developer's Allocation and the Developer's undivided share in the said Land. In case Genpact terminates this agreement for any material breach of terms by Developer in accordance with provisions hereof after expiry of the reasonable remedial period after award by arbitrator as per clause 14.2 then the Power of Attorney also shall be simultaneously revoked.

4.3. The Developer doth hereby undertakes and agrees to develop the Said Land by constructing the Building thereon at its own cost and expense and complete the entire project (Developer's & Genpact's allocation) within a period of 46 months or June 2022 from the date of signing of this Agreement whichever is earlier from the date of signing of this Development Agreement and receiving possession of the Said Land from Genpact.

4.4 a) The Developer hereby agrees to handover Genpact's allocated portion of project for fit outs with all the amenities and mandatory specifications mentioned in the Annexure A(Part 1) of this Agreement by 31st October, 2020 and for Operations no later than 31st March 2021 with all the amenities and mandatory specifications mentioned in the Annexure A(Part 2) of this Agreement along with Occupational/ Completion Certificate. In case of delay in handover by Developer for start of Fit outs by 31st October, 2020, or for start of Building High side operations by 31st March, 2021 the Developer shall compensate Genpact @Rs.33.50ps per

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Square Foot per month converted into per day delay calculation on prorate basis for the area comprised in Genpact's Allocation.

b) In the event that the Developer is unable to complete the entire project in terms of Clause 4.3 mentioned hereinabove and handover possession of Genpact's portion within the 39 months from the date of signing of this Agreement or by 30th September, 2021, whichever is earlier, then Genpact will have the right to get their share of the project including high side to support it and get completed through a 3rd party. The cost of completion incurred by Genpact would be compensated/paid by the Developer within 3 months from the date of such notification by Genpact. Delay in releasing the payments by developer beyond 3 months will attract 18 % pa interest. Till the time such costs and interests are paid by the Developer to Genpact, the Developer will not be entitled to handover possession of the offices, units etc. comprised in Developer's Allocation to the unit-transferees or third parties as per clause 4.2.

4.5. The Developer hereby agrees with Genpact that the Developer shall make available Genpact's Allocation (as defined in Clause 1.1.12 hereto) to Genpact upon completion of the Building and Genpact shall have the exclusive right to retain and/or transfer or otherwise deal with Genpact's Allocation in any manner it deems fit and appropriate.

4.6. The Building shall be of uniform construction with standard first-class building materials and best workmanship as per Specifications mentioned in the Second Schedule hereunder written and approved by the Architect appointed herein.

4.7 With effect from the date hereof, the Developer shall be at liberty to and duly authorized and empowered to pursue the matters with regard to sanctioning of the plan and construction, development and commercial exploitation of the said Land and to own use hold possess enjoy lease transfer deal with and/or otherwise dispose of the Developer's Allocation and/or agree to do so in such manner and on such terms and conditions as the Developer may in its absolute discretion deem fit and proper and appropriate all transfer proceeds and other proceeds realized there from without any interference or obstruction or objection or involvement of Genpact. The Developer shall be entitled to sign execute deliver and register all agreements deeds documents papers writings instruments in connection therewith and also in connection with all matters pertaining to development construction transfer etc. envisaged in this agreement subject to the terms of allotment of the land to GENPACT and/or amendments thereof from the authorities.

4.8 Developer agrees to provide 24/7/365 free access inside/outside the Project premises to Genpact's nominated / authorized persons to monitor the progress of Genpact's portion in the project as per the Specifications outlined in Second Schedule. Developer agrees to provide all the necessary support and documentation on periodic basis and will provide a project plan with key milestones that can be used to perform periodic checks by Genpact.

4.9 The Developer shall be entitled to obtain financing of the Project at the said Land (Project Finance) by Banks / Financial Institutions / other entities (Financier) and obtain loans for the project at the said Premises and for that to mortgage and/or create charge (including equitable mortgage by deposit of title deeds) on the said Premises with the condition that the Genpact's Area shall be released from / be unaffected by the mortgage and also keep the same as collateral security with the Bank or Financial Institutions or else, and to sign and execute necessary documents. In this regard, the Developer shall indemnify Genpact against any claim arising out of such borrowings or Project Finance. It is further clarified hereby that Genpact will sign any documents related to Developer's finances/Mortgages/Transfers, etc. through its constituted attorney appointed pursuant to this agreement as hereinafter dealt with. The Developer and Genpact through its constituted attorney appointed pursuant to this agreement shall file such forms / documents / agreements / deeds as may be required by the Bank or Financial Institution to register such charge / lien / mortgage in favour of such Bank

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or Financial Institution, and / or such other statutory / competent authorities as may be required under any present or future law of the land.

CLAUSE 5 - SANCTION OF BUILDING PLAN

5.1. The Developer along with the Architect shall prepare the Building Plan in consultation with Genpact. Genpact through its constituted attorney appointed pursuant to this agreement shall sign the Building Plan as may be required for submission of the same to the Municipal Authority for sanction. The Developer shall cause all such changes in the Building Plan as shall be required by the Municipal Authority and/or to comply with any sanction, permission, clearance or approval as shall be required from any authority for construction and completion of the Building and keep Genpact informed of all such developments. The developer will share copies of major acknowledgments from Govt. Agency regarding submission of sanction, permission, clearance and approval documents within a fortnight period from the date of submissions.

5.2. All applications, plans, documents and other papers referred to in Clause 5.1 above shall be submitted by the Developer. Developer is doing this on his own behalf for 80% of land and on behalf of Genpact only for 20% of the land, at its own cost and expense, and the Developer shall pay and bear all expenses for submission of plans, etc. and other like fees, charges and expenses required to be paid or deposited for sanction of the Building Plan or otherwise to obtain sanction for the construction of a Building on the Said Land.

5.3 Genpact has executed two unregistered Powers of Attorney both dated 29th May 2015 in favour of the Developer (represented by its Partners and their directors) pursuant to the earlier Development Agreement dated 29th May, 2015 for the purpose of obtaining sanction of the Building Plan from the Municipal Authorities and other concerned authorities and other matters connected with the construction on the Said Land. Simultaneously with the execution hereof, Genpact shall execute and register 2(two) Power(s) of Attorney of even date in favour of the Developer (represented by its Partners and their directors) for the purpose of obtaining sanction/ any changes in Sanction Plan of the Building from the Municipal Authorities and other concerned authorities and other matters connected with the construction on the Said Land and transfer of offices/ shops/ units /parking spaces / rights and other saleable spaces and interest & rights. From the date of execution of these Powers of Attorney, the earlier Powers of Attorney dated 29th May, 2015 shall be overridden and become unenforceable.

5.4 The Developer has applied for sanction of the Building Plan.

CLAUSE 6 - REPRESENTATIONS BY GENPACT

Genpact hereby declares as follows:

6.1. Genpact is the Sub- Lessee in respect of the Said Land.

6.2. That the Said Land is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature and in peaceful vacant possession of Genpact and Genpact shall keep the same free as aforesaid during the currency of this agreement.

6.3. Genpact has the absolute right and authority to enter into this Agreement with the Developer in respect of the Said Land.

6.4. All rates, taxes, assessments and outgoings in respect of the Said Land till the date of delivering possession of the Said Land to the Developer shall be borne and paid by Genpact.

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CLAUSE 7 - REPRESENTATIONS BY THE DEVELOPER

The Developer hereby undertakes and declares as follows:

7.1 The Developer has gone through all the papers herein recited and other relevant documents related to Title of the Property and based thereon has fully satisfied itself about the marketable interest of Genpact in respect of the Said Land and shall not raise any disputes in future in respect of the same.

7.2. To erect, construct and complete construction of the Entire Building(including Genpact's allocation) in all respects at its own cost and expense and in accordance with the Building Plan to be sanctioned by the Municipal Authority and Specifications herein mentioned including all costs on account of electric connections with electric meters, water connection, new sewerage connection and generator connections, Fuel Storage Tanks (if feasible as per design),& Fire Protection systems. However, Common Costs and Expenses (as described in the Clause 1.1.7. hereto and particulars of which are mentioned in the Third Schedule hereunder written) shall be reimbursed by Genpact in proportion to its allocation and in the manner as stipulated in the said Third Schedule hereunder written.

7.3. To submit and obtain at its costs and expenses architectural, water supply, drainage plan and all other related documents and/or declarations and/or permission to and from the Municipal Authority and/or other concerned authorities.

7.4. Not to transfer and/or assign this Agreement without the consent in writing of Genpact.

7.5. To remain liable for a period of 1 (one) year from the date of handing over possession of Genpact's Allocation, for rectifying all defects and want of proper construction in Genpact's Allocation and/or in respect of any fittings, fixtures, connections, services or otherwise therein as per the warranty/guarantee of the supplier or service provider of such fittings, fixtures, connections, services.

7.6. To comply with the requirements and requisitions of the Municipal Authority and other authorities relating to the construction of the Building and to obtain necessary approval/s, consent/s and license/s from the appropriate authorities as and when required and comply with all applicable lease terms as framed by authorities from time to time.

7.7. Not to employ (directly or indirectly) any child labour for carrying out construction work at the Said Land.

7.8. The Developer shall take necessary precautions to avoid nuisance, annoyance, inconvenience, injury, loss, damage, interference to the occupiers of the adjoining or neighboring lands or to the public.

7.9. The Developer shall not permit or allow use of the Land and the proposed Building during the pre and post construction stage for any illegal or immoral purposes.

7.10. The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by Genpact presently, from the time the Developer obtains possession of the Said Land under this Agreement till Genpact's Allocation is offered to Genpact complete in terms of this agreement.

7.11 The Developer shall take out adequate insurance policy against third party risk for any damage or claim arising during the construction of the building at the Said Land and shall pay

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all insurance premium therefore from time to time and shall whenever required produce the premium receipts for inspection to Genpact.

7.12 In the event any claim arises on account of violation of environment, health and safety measures, the Developer shall wholly be responsible for the same and shall keep Genpact indemnified against all such claims.

7.13 Genpact will have full right to inspect the quality of work executed by Developer. Genpact will deploy its Guide/Supervisor/Engineer or a third party agency to do the quality check on a daily basis till the time the project is completed. The Developer agrees to abide by the suggestions/reports shared by such quality guide and comply with the high quality standards.

CLAUSE 8 - POSSESSION

8.1 With effect from the date hereof, the Developer shall be in permissive possession of the said Land and entitled to hold the same for all purposes connected to development and construction and shall be entitled to post its security guards thereat for protecting / defending the said Land.

8.2. The Developer shall commence construction of the Building immediately after Building Plan being duly sanctioned by the Municipal and other Authorities. The Developer agrees to complete the construction of the Building in all respects as per the Specifications fully mentioned in the Second Schedule and as per the agreed timelines. All costs, charges and expenses for constructing and completing the proposed Building (including permission of all requisite clearances, permissions, sanctions etc.) shall be borne and paid by the Developer.

8.3. During such period of construction, Genpact shall not prevent the Developer or in any way interfere with the construction of the Building at the Said Land, except in such circumstances when Genpact has reasons to believe that the Developer is not carrying out its function in terms of this Agreement.

8.4. Upon completion of construction of the Genpact's Allocation, the Developer shall send a notice to Genpact for taking possession of the Genpact's Allocation along with the partial completion certificate (for Genpact's Allocation) issued by the Municipal Authority certifying that the construction has been done in accordance with the Building Plan and as per specifications mentioned in this Agreement. Upon receipt of the notice, Genpact shall inspect Genpact's Allocation and shall notify the structural defects, if any, to the Developer who shall rectify such defects so notified at its own cost to the satisfaction of the Architect. Genpact shall take possession of Genpact's Allocation within 30(thirty) days from the date of receipt of the notice of possession or within 30(thirty) days from date of satisfactory rectification of the defects, as the case may be. Any Design defects identified – be it structural or otherwise – needs to be validated by the Architect / consultant appointed for the Project, whose decisions on mitigation plans will be binding on both the parties .

CLAUSE 9 - COMMON AREAS AND FACILITIES

9.1. Genpact and Developer agree to jointly appoint a reputed professional third party agency for management of the Common Areas and Facilities in the Building. The maintenance, service charges and other taxes will be paid on proportionate to the individual shares of the existing/future occupants of the entire building. The scope of work and structure is fully mentioned in the Third Schedule hereunder

9.2. Genpact and the Developer and all their transferees/nominee shall form themselves into an Association / Company and the nominees and transferees of each party and all parties shall be

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bound thereof and cooperate in forming, registering and incorporating the said Association / Company and bear proportionately all costs related to Maintenance & Management of Buildings as specified in Third Schedule.

CLAUSE 10 - MUTUAL COVENANTS

10.1. Genpact and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between Genpact and the Developer or as a joint venture or joint ventures, nor shall Genpact and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.

10.2 The Parties expressly agree that in case of discrepancy regarding computation of the total Super Built Up Area of either Party's Allocation or the Building then such discrepancy shall be referred to the Architect and the decision of the Architect so as to the Super Built Up Area shall be final, conclusive and binding on the Parties.

10.3. Genpact and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of Force Majeure conditions with a view that obligation of the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.

10.4. The Developer shall in consultation with Genpact and with its prior approval frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally kept in the transfer deeds/agreements/allotment letters/ documents, of either Party's Allocation in the Building.

10.5. As and from the date of completion of the Building, the Developer and/or its Transferee/s and Genpact and/or its Transferee/s shall be liable to pay and bear proportionate charges as applicable and mentioned in the Third Schedule hereunder written in respect of their respective spaces.

10.6. Subject to the fulfillment of the terms of this Agreement, the Parties understand, acknowledge and agree that upon completion of the Building, the Developer have no right, interest or claim in respect of Genpact's Allocation nor shall Genpact have any right, interest or claim in respect of Developer's Allocation. Either Party shall be entitled and have the absolute right to retain, transfer or otherwise deal with its respective Allocation in any manner whatsoever without any right, claim or interest therein of the other Party and either Party shall not interfere with or disturb the enjoyment, possession, transfer or disposition of the Allocation of the other Party.

10.7. Before the expiry of the sub-lease in respect of the Said Land, Genpact and Developer shall make their best endeavor for renewal of the sub-lease of the Said Land for two consecutive terms of 90 years each as mentioned in Clause (b) of the Second Schedule of the Sub Lease Deed and the Parties hereby unconditionally agree that they and/or their respective Transferee/s shall observe, perform and fulfill all the terms, conditions, stipulations and covenants imposed on Genpact for such renewal and the Parties hereto and/or their respective Transferee/s shall be entitled to the benefits of such renewals. In case all or any transfer(s) of Developer's allocation are by way of sub-leasing, then Genpact shall renew such sub-lease(s) for the renewal periods without claiming any consideration or amount or premium therefor.

10.8 Each party shall be liable for GST, etc. (as applicable from time to time) on pro-rata basis to the extent applicable to their respective Allocations. Developer will be charged by Genpact and will be bearing GST, etc. for Developer's share of allocation. Further Genpact will be

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charged by the Developer and will be bearing GST, etc. for Genpact's share of allocation. This process shall be as per the guidelines of the authorities. Each Party will indemnify the other against their respective tax liabilities.

CLAUSE 11 - COMMON RESTRICTIONS

That the Genpact's Allocation in the said building or buildings shall be subject to same restrictions on transfer and use as are applicable to the Developer's Allocation in the building or buildings intended for the common benefit of all occupiers of the building or buildings which shall include the following:-

I. Genpact or Developer or any of their transferees or nominees shall not use or permit to use of their respective allocations in the building or buildings or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activities nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the said building or buildings.

II. Genpact or Developer and/or their respective nominees/transferees shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alternation therein without the previous consent in writing of the Developer or the Association envisaged hereinafter in this behalf.

III. Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless: -

(a) such proposed transferee/nominee agrees to observe and perform all terms and conditions on their respective part to be observed and/or performed.

(b) Such proposed transferee/nominee shall execute a written undertaking to be bound by the terms and conditions hereto and to duly and promptly pay all or whatever shall be payable in relation to the area in his/her/its possession.

IV. Such parties shall abide by all laws, bye-laws and rules and regulations of the Government and local bodies as the case may be and the defaulting party shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.

V. Genpact and the Developer and their respective transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances of the floor and ceiling in each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any space unit or accommodation therein and shall keep the other and/or the other occupiers of the building as the case may be indemnified from and against the consequences of any breach.

VI. Genpact or Developer or any of their transferees shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the other or the other occupiers of the building as the case may be harmless and indemnified from and against the consequences of any breach.

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VII. No goods or other items shall be kept by Genpact or Developer or any of their transferees for display or otherwise in the roof, terrace, corridors, or other places of common use in the building and no hindrances shall be caused in any manner in the free movement in the corridor and other places of common use in the building and in case any such hindrance is caused, the Developer/Association shall be entitled to remove the same at the risk and cost of the party causing inconvenience.

VIII. Genpact and Developer or any of their transferees shall not throw or accumulate any dirt, rubbish, rages, waste or refuse or permit the same to be thrown or accumulated in or about the building or in staircase, roof, terrace, compounds, corridors or any portion or portions of the building.

IX. Genpact and the Developer or any of their transferees shall permit each other and the Association / Maintenance Company their servants and agents with or without workmen at all reasonable times and with notice to enter into and upon their respective allocations in the building or buildings and any part thereof and Genpact and the Developer or any of their transferees as the case may be, shall rectify immediately at their own costs upon receipt of the notice of such defects, of which notice in writing shall be given.

X. Genpact and the Developer or any of their transferees shall permit the Developer, Association and its servants and agents with or without workmen and others at all reasonable times to enter into and upon their respective allocations and every part thereof for the purpose of maintaining or repairing of any part of the building and/or for the purpose of repairing, maintaining, re-building, cleaning, lighting and keeping in good order and condition any common facilities and/or for the purpose of maintaining, repairing and testing drains water pipes and electric wires and for any similar purpose.

CLAUSE 12 - MISCELLANEOUS

12.1. The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.

12.2. This Agreement sets forth the entire agreement and understandings between the Parties relating to the Said Land and the Building to be constructed thereon and merges all prior discussions and agreements on the same.

12.3. The Parties understand, acknowledge and agree that the terms and conditions of this Agreement shall be kept and treated as strictly confidential.

12.4. In case a part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.

12.5. This agreement is executed in two counter parts each of which shall be deemed to be original but all of which together shall constitute one and same instrument. One original will remain will Genpact and other original will remain with the Developer.

CLAUSE 13-NOTICES, CORRESPONDENCE AND COMMUNICATION

13.1. All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier or by email or by facsimile at the address given below:

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Representative of Genpact	:	Mrs. Bandita Saha
Address	:	H25, A/5/11, 1st Floor, Nongar Co-operative Society, B.P Township, Panchasayar Kolkata- 700094
Representative of the Developer	:	Mr. Amit Sarda
Address	:	No.117/1 N.S.C Bose Road, P.O.& Police Station Regent Park, Kolkata 700040

13.2. Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is fifteen (15) days after the mailing thereof and (iii) in the case of a email, Fax, the date of dispatch thereof.

CLAUSE 14 - DISPUTE RESOLUTION

14.1. In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in Clause 14.2 below.

14.2 If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in Clause 14.1 above within sixty (60) days, it shall be settled through arbitration by an arbitral panel consisting of three arbitrators, in which each Party shall appoint one arbitrator and the two arbitrators so appointed shall appoint the third and the presiding arbitrator.

14.3. In the event a Party fails to appoint an arbitrator within 30 (thirty) days after receipt of a written notice of the other Party's intention to refer a dispute to arbitration, or in the event of two arbitrators appointed by the Parties fail to identify the third arbitrator within 30 (thirty) days from the date of appointment of the arbitrator who last appointed amongst the two, such arbitrator shall be appointed by High Court at Calcutta on an application initiated by either of the Parties.

14.4. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the arbitral tribunal so formed shall be free to adopt or frame rules of procedure for conducting such arbitration.

14.5. The venue of arbitration shall be Kolkata and the language of arbitration shall be English.

14.6. Any decision/award given by the arbitral tribunal shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/award without delay.

CLAUSE 15 - JURISDICTION OF COURTS

15.1. Only Courts having territorial jurisdiction over the said Land and the High Court at Kolkata shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

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THE FIRST SCHEDULE ABOVE REFERRED TO –

(Details of the Said Land)

ALL THAT land measuring an area of 1.50 (one point five zero) acres viz 90.7546 Cottahs (Out of 3Acres OR 181.5092 cottahs in Plot No. 6, Block DP) (as delineated in Map /Site Plan annexed to Surrender Deed) more or less being Plot No. 6 in Block No. DP in Sector V of Bidhannagar in the District of North 24 Parganas, Police Station Bidhannagar (East), Kolkata-700105 and butted and bounded in the following manner:

On the North :By Plot No. DP 2 and 3
On the South :By Type II Road
On the East :By Plot No.DP 4
On the West :By Plot No. DP 6/1

THE SECOND SCHEDULE ABOVE REFERRED TO - (Design Specifications)

Superstructure

RCC framework on RCC piles as per I.S. code with a slab-to-slab Height of 4 metres minimum. The design of the frame should be space efficient with flat slab design and column to column clear gap of 7.5 meters to be provided.

Walls

With first class bricks or fly-ash bricks with crushing strength of 75kg per sq.cm.

Stucco Work

The developer is to provide level smooth finish interior and exterior by putty or plaster finish, as may be required. The developer to provide best quality and texture waterproof paint for exteriors. Top quality water proofing and roof treatment with 10 years minimum guarantee against water seepage from the building envelope .Extruded polystyrene Insulation on the terrace for thermal comfort.

External façade

To be finished with the combination of glass, ACP, texture paints and aluminum with tempered double glazed windows for Genpact floors and the FRR taken by them. Overall design will incorporate safety provisions for general maintenance, e.g. external façade cleaning etc.

Land Development

Standard wide and spacious internal roads of high grade bituminous top and concrete covered drainages with adequate inspection chambers, top-end horticulture and common facilities like car parking, gym and food court to be provided.

Building Type

Building is to be class A commercial building in finishes. Building will be Type classified I

Building Efficiency

Floor plate efficiency is to be around 80 - 85%.

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Loading Factor

The loading factor will be kept at 450 KG/Sq Mt would be for the entire floor area and 1000 KG/Sq Mt would be for 1 floor in two grids of 8m x 8m.

Egress Requirement

The minimum number of means of egress from any balcony, mezzanine or floor, or portion thereof shall be two. Number of egress for occupant load is - For occupant load of 500 or less (approx. 50,000 sft. super built) - 2 nos, Above 500upto 1000 (approx. 1,00,000 sft. super built) - 3 nos. More than 1000 (above 1,00,000 sft. super built) - not less than 4 nos, this will be designed as per NBC norms and Genpact's seat efficiency of 1 person per 60 sq. feet. Stairs and ramps shall have handrails on both sides. Handrails must continue for the full length of each flight of stairs. Inside handrails shall be continuous between flights at landings. Handrails shall be at least 1000mm and not more than 1200mm above the surface of the tread. Clear space between the handrail and wall shall be a minimum of 38mm. Handrails shall have a circular cross section of at least 35mm min and 50mm max outside dia. Toe guards to be provided at the bottom.
But a minimum of 1800 mm clear width is required. Tread height is 150 mm as per NBC guidelines

Power

Dual grid supply or single grid supply -33kv on ring main unit.

Transformer

OLTC transformers with N+1 redundancy with all safety systems in place

L.T Panel

The LT panel to be designed with dual bus bar and dual main input from the transformer withchangeover arrangement. Also the panel has to have multiple bus section with adequate feeder arrangement to the loads. Also it is to be designed with dual rising main with route redundancy.

DG Backup
100% DG backup with N+1 redundancy with auto changeover switch.

Diesel Storage

Developer will explore the feasibility of providing underground Diesel storage tanks with at least 2 days backup capacity. However, if unfeasible, Developer will make arrangementwithatleast two nearby petrol pumps to provide Diesel within a 2-hour TAT. The responsibility of managing this would be under the scope of the Maintenance Agency.

Dedicated feeder

Dedicated feeder to be provided in the main LT panel for UPS input cabling directly from the LTpanel to the floor UPS input panel. There should be adequate number of dedicated feeders (to be finalized during design stage) for Genpact floor UPS connectivity. Power density on the floor to be provided at minimum 6.5VA per sft [without HVAC] and around 10 VA per sft. including HVAC .

Electrical Room

Dedicated separate electrical room on each floor. where tap of the rising main is available. 2 rising

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main per floor will be provided.

Earthing Arrangement

Proper earthing arrangement as per IEEE rules along with dedicated earthing pits for the low voltage loads. Dedicated routes to the earth pits will be provided.

Comfort HVAC

Air/water cooled chillers will be provided for Genpact area with N+1 redundancy with cooling tower and other essential components. The chiller capacity should suffice the requirement of maintaining 23-degree centigrade temp in the entire floors with high density occupation. The standard guideline in this regard will be a minimum of 1 ton cooling capacity and 700cfm airflow per 100 sft. Multiple AHU per floor with redundancy. VFD/VAV arrangements with safety arrangement in the form of fire damper etc. to be in place. Treated Fresh air to be provided for all the AHUs. Additionally, Developer will provide place for mounting out door units for each floor.

IT connectivity

Multiple service provider networks with route redundancy along with space provision. Power riser shaft and LV riser shaft to be separate shafts and should have at least two different routes ideally at two end of the floor two distinct shafts.

Fire Fighting Arrangement

Fire-fighting as per NBC/NFPA guideline – 100% coverage with hydrant and sprinkler lines backed up by Jockey pump, sprinkler pump and hydrant pumps, etc. with 100% redundancy. Fire pumps should have electrical pumps and auto start diesel pump both. Developer to provide multiple wet risers and hydrant points in every floor and outside the building envelop in a ring main. Pressurized fans in closed staircase with emergency light with minimum 2 hours' battery backup and PA system. Gas based system for server room will be in Genpact's scope. Upright sprinkler lines inside the floor to be provided as per design. Pump capacity to be finalized basis upright and pendant sprinklers both.

Direct line to connect with JUSCO (public service) for which permissionhas been obtained from relevant authorities.

Toilet Blocks

Two separate toilet blocks with adequate space and number of closets etc. as per the population density based on the Genpact floor efficiency of 60sq.ft per person. Building should be self –sufficient and adequate for separate female, male and physically challenged sub-blocks. Water proofing of the toilet floor to be done by Developer. Developer to provide wet points to Genpact. Toilet construction will be in Genpact's scope. Developer to provide Driver Toilets in the parking area.

Lift

Tower will have passenger lifts and 2service lifts considering the capacity and number of lifts will be determined taking the passenger waiting time of 20 – 25 sec into account. The passenger lift should have capacity of at least 1400 KG and the service lift to be of 1100 KG capacity. The lifts should have ARD system and to be integrated with fire panel.

Two lifts will be dedicated to transporting personnel between basement parking to Ground Floor Lobby (before the Access Control/Baggage scan area. No one should be able to directly access floors above ground floor from basement using lifts. This clause will be applicable if basement is provided in the design or otherwise. If there is no basement, all the lifts will start directly from ground floor to access other floors.

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Lift Lobby
This will be completed by the Developer and CCTV cameras will be installed.

Accessibility
The building should be handicapped friendly. Proper ramps and adequate signage to be provided for differently abled persons. Door widths and toilets to be adequately provisioned as well.

Water
Adequate drinking and potable water supply from municipality connection on 24X7 basis. Potable water test certificates to be maintained annually.

Perimeter Security

Perimeter wall preferably brick with concrete pillars of adequate strength of at least 8 Ft height with non-penetrable fencing all around the periphery with a security room. Multiple entry point sufficiently secured with access control/turnstile/boom barrier and adequate external camera coverage designs.

Compliance Requirement

Below mentioned statutory certificates to be obtained by the developer –

- Fire NOC
- Occupancy Certificate
- HT agreement
- DG NOC
- Air Consent
- Approval of DOE
- Lift Inspector Certificate
- NOC from AAI
- Microwave Clearance

THE THIRD SCHEDULE ABOVE REFERRED TO- (Common Costs and Expenses)

SCOPE OF COMMON AREA MAINTENANCE& SLA

1. Operation and Maintenance of Common Lighting, HVAC, Diesel Generator Sets and Electrical equipment.
2. Operation and Maintenance of Lifts.
3. Effective Operations of Sewerage Treatment Plant.
4. Operation and Maintenance of the Fire Protection System (FPS) in the common areas of the said Building
5. Adequate and Effective external area Security and Safety. Security of the campus, building including parking areas.
6. Civil repairs of the building to be carried out as and when required to maintain the aesthetic appearance of the building.
7. Effective Maintenance of Common area Sanitary and Plumbing infrastructure for the building. The same to be repaired if found damaged or not in working order
8. Cleaning of external façade and curtain glazing of the said Building on a periodic basis.
9. Organized and scheduled Housekeeping services for common areas within the building and campus to maintain the highest hygiene levels and safety standards.

Fire Alarm System	Traffic Management

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HVAC Systems	MIS and analysis. • Co-ordination for AMC Management
Electrical system	• Routine Operation & maintenance, follow-up with OEM, maintain scheduled checklists, various periodic MIS and analysis. • Guidelines would be followed to reduce the downtime of the system, responsibility would be to ensure uninterrupted, distortion free, stabilized power supply round the clock • Co-ordination for AMC Management
Lifts	• Lift Management for reduced waiting time • Co-ordination for AMC Management
Energy Management	• Record keeping of various electrical parameters. • Recommendations and execution of measures for energy conservation.
Diesel supply	• Stock management, contracts and payments. • To ensure and maintain minimum 2 days backup fuel level of all the times in the underground diesel tanks (feasibility to be explored by Developer) • In case ***underground tanks are not provided, alternate arrangement with nearby Petrol Pumps to be made with TAT of maximum 2 hours in which HSD would have to be provided.*** • Contract with ***the*** Petrol Pumps to be established and maintained at all times. Renewals of contract also included in scope.
Water supply	• Periodic cleaning of the overhead and underground tanks
Lamps & Ballast	• Maintain equipment of common areas, to be functional and replaced as per break down.
Carpentry & Sanitary hardware	• Maintain equipment of common areas, to be functional and replaced as per break down.
Housekeeping	• Areas under consideration – ▪ All the operational areas in the building and campus ▪ Utility rooms in basement ▪ All the common areas in the building and campus ▪ Car porches, paved and parking areas • Maintain clean, dust free area at all time • The common area toilets to be maintained clean and dry and devoid of any foul smell
Daily cleaning	• Common area cleaning is the activities undertaken every day, they include; ▪ Spot cleaning ▪ Spillages ▪ Common Toilets ▪ Stairs, lobbies and lifts ▪ Rubbish removal ▪ Car Parking
External areas	• Main entrance, public areas and planted areas will be

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	cleaned daily and will include removal of rubbish, emptying of rubbish bins and ashtrays. • Car parks will be swept & washed periodically.
Periodic cleans	• Reachable heights, Cobwebs, Fire staircase cleaning – Weekly
Statutory Requirements – Licenses, labour, records	• Renew and maintain licenses, labour records, etc. as per statutory requirement
AMC Management	• Ensure timely renewal of AMC contracts • Follow-up with vendor to reach the site to attend to complaints within 4 hours

CAM Agency Selection and Operational Process

1. Genpact, Simplex and the major co-owners (above 30% share only) to form a committee that would be responsible for the selection and decisions on the CAM scope, structure and commercials.
2. The joint committee will define the scope of work to be covered under the Maintenance agreement.
3. The joint committee will run a selection process to identify and appoint a professional Maintenance agency to whom the contract for the entire Park would be awarded.
4. The commercial model to be followed will be a Cost Plus Model
5. In the event that Genpact / Simplex assigns, transfers, lease or sub-lease any or all portions of their share the new owners / occupants would need to engage with the CAM agency selected by the joint committee and will need to bear the charges as agreed in proportion to their respective shares.
6. Depending upon the span of operational hours for a particular unit, the CAM charges shall vary on the basis of the maintenance cost calculated that shall depend upon the following components: -
    a. A fixed CAM Cost
    b. Separate Electricity Cost
    c. Separate HVAC Cost
7. The decision of the joint committee with regards to selection of the CAM agency and associated Ts and Cs will be final and binding on all other owners, lessees and sub-lessees
8. All decisions / changes / additions to the scope and commercials associated with the CAM agency will be taken by the joint committee and will be final and binding on all occupants of the park.
9. In the event that Genpact or Simplex assign / transfer/ sell / lease / sub-lease parts of their respective shares only those landlords / occupants that own / occupy a 30% or more share (termed as co-owners) would be included in the committee.

Method of calculation of each occupier's contribution to CAM

The most common bases of contribution for each occupier's proportion of the total CAM costs for the

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SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV
KOLKATA

Annexure A

Part 1 - Conditions/Requirements on the Handover of Genpact floors for fit outs on 31st Oct'2020

1. Electrical power should be provided by the Developer at a designated point in every floor of the Building. The Developer shall endeavour to provide 24*7 supply of water and electrical power to every floor of the demised Premises, save and expect or reasonable outages and requisite maintenance of electro-mechanical equipments. Power and Water charges as per actuals will be billed to the Genpact on and from 1st October, 2020.

2. The Developer shall provide at least one dedicated staircases complete in all respect with railings etc. for worker movement including entry and exit, and Service lift to be handed over for material movement to the various floors of Genpact.

3. The Developer shall provide Vertical stacks for plumbing that shall be made available by the Developer on relevant floors for hook up in the Building as per the Developer's design. The toilet finishes shall be in the fit-out scope of the Developer. All civil works on the floor should be over and all utility rooms should be completed by the Developer in all respects as per scope.

4. Facade glass with ACPS and an external facade as per the agreed Design shall be provided by the Developer. All water leakage points / expansion joints / window sealants should be adequately completed by the Developer so that there is no possibility of any leakage in any of the floors.

5. The Developer to connect the Sewer lines to the trunk sewer of the premises.

6. The entire VRF HVAC solution with the design , installation , testing and commissioning of the high side and all the internal set up like the FCU,VAV,ducting, copper piping etc all would be done by the Developer (here Simplex) in accordance with the Genpact floors design requirement and HVAC layout. In this case Genpact will reimburse the Developer a certain percentage of the total cost of the HVAC package – derived as a ratio of Genpact scope of work expense of internal fitout work like ducting , diffusers etc , with respect to the total package cost of an estimated redundant Chiller / AHU based air conditioning package .

7. The Developer shall make the LV Shafts ready for the electrical, communication, service Provider as well as the junction box at the entry of the service provider line to be ready.

8. The Developer shall provide clear, safe and separate construction access with adequate barricading and safety roofing for Genpactlabour movement into the premises. The Developer shall also ensure secure space for stacking construction materials for the fit-outs. The Developer shall provide adequate worker toilets dedicated to Genpact needs. The Developer shall ensure that Safe hoists which is accessible at all floors needs to be provided for material movement of Genpact.

9. Fire system to be made completely ready by the Developer with the fire hydrants and the upright water sprinkler lines inside the floor.

10. The Developer shall provide Proper storage space during Fit out activity by Genpact.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 AUG 2018

SEAL OF THE ADDL REGISTRAR
KOLKATA

11. The Developer shall provide the Complete cold shell structure complete in all respects for the tower including all floors, roofs, ceiling joints, construction joints along with waterproofing etc. as per agreed specification and scope.

12. The Developer shall provide the above with complete high-side cabling, conduiting, plumbing, piping and a termination ends with all accessories etc. completed as per agreed specification and scope.

13. All external cladding and work at height / unsafe activities shall be completed by the Developer in all respects before the handover for fit outs.

14. The Developer shall provide a circulation road for material / trucks entry and exit for Fit out work to be ready in all respects.

15. The boundary walls with main entry gate to be made ready by the Developer.

16. Two power risers in each of the Genpact floors to be provided by the Developer.

17. At least one passenger lift dedicated for Genpact users to be made ready to operate by the Developer before the handover of possession for fit-outs.

18. Lighting arrangement to the periphery and inside the campus to be adequately provided by the Developer.

19. The Developer will assure commissioning and handover of the following highside packages at the minimum within 60 days of the handover date for doing fit-outs:
    a) All fire protection work includes fire pump room readiness, sprinklers and hydrant lines along with the building ring main.
    b) Grid power and transformers, back up DG power along with rising main to ensure 100% redundant and uninterrupted power supply for our datacentre commissioning.
    c) Uninterrupted cooling arrangement for the premises – which includes HVAC packages readiness etc.
    d) One staircase, one passenger and one service lift complete in all respects.
    e) Water supply systems, sewage systems and all plumbing / exhaust system readiness

Part 2 - Conditions/Requirements on the Handover of Genpact floors for Operations on or before 31st March, 2021

The Developer shall ensure that –

1. The Genpact premises should be completely isolated, barricaded and protected from any of the Developer's construction work that may be carried on for the rest of the floors in the building other than Genpact floors. There should not be any mix up between the construction and the operating zone.
2. All boundary walls, perimeter fencing and securities, main entry/exit gates, permanent roadworks, drain works, complete high side equipment handover including delivery, installation, commissioning, signed off over a satisfactory joint handover protocol – includes complete power distribution system, sub-station readiness, DGs, Sewage system, Fire pumps, all lifts dedicated for Genpact, water supply and distribution, fire management system including floor sprinklers and fire hydrants, complete HVAC system working satisfactorily as per the agreed specification and scope.
3. Circulation roads, external and campus lighting, external fire fighting ring mains, parking spaces allocated for Genpact to be handed over as per the agreed specification, plan and scope.

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 AUG 2018

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

4. No hard hat areas should be there within the operations zone.
5. All manuals, AMC contracts, testing documents, layouts, engineering drawings of all the high side equipments and accessories to be handed over to Genpact's maintenance team.
6. All statutory approvals and consents under PCB acts of the concerned premises to be handed over to Genpact. This would also include all necessary NOCs/consents related to all other service equipments like lifts, Generators, fire NOC, electrical inspectorate clearance, occupation permit etc. to be obtained by the Develop and handed over to Genpact.

Simplexinfra Technopark LLP

Project: Imagine TechPark

Report : Project Stage targets

Sl. No.	Activities	As on 01.10.2020	As on 31.03.2021	As on 01.10.2021	30.06.2022
A	For Genpact Target				
1	Piling	Complete	Complete	Complete	Complete
2	Substructure	Complete	Complete	Complete	Complete
3	Superstructure all floors (RCC Work)	Complete	Complete	Complete	Complete
4	Waterproofing (Toilet)	Complete	Complete	Complete	Complete
5	Waterproofing (Roof)	Complete- Partial	Complete	Complete	Complete
6	Brickwork Overall (Genpact floors)	Complete	Complete	Complete	Complete
7	Internal plaster (Genpact Floors)	Complete	Complete	Complete	Complete
8	External Plaster	Complete- Partial	Complete	Complete	Complete
9	Putty /Painting external	Complete- Partial	Complete	Complete	Complete
10	Façade Work (Genpact Floors)	Complete	Complete	Complete	Complete
11	Electrical - LT (Genpact)	Complete- Partial	Complete	Complete	Complete
12	Electrical - HT	Complete- Partial	Complete	Complete	Complete
13	Fire Protection- All	Complete- Partial	Complete	Complete	Complete
14	Fire Detection (Genpact)	Complete- Partial	Complete	Complete	Complete
15	PHE- Internal- Genpact	Complete	Complete	Complete	Complete
16	PHE- External	Complete- Partial	Complete	Complete	Complete
17	HVAC Work- Genpact	Complete- Partial	Complete	Complete	Complete
18	Lift- Genpact	Complete	Complete	Complete	Complete
19	Service Lift	Complete- Partial	Complete	Complete	Complete
20	External Area Development	Complete- Partial	Complete	Complete	Complete
21	Landscaping	Complete- Partial	Complete	Complete	Complete
22	Lift Licence, Fire NOC	NA	Complete	Complete	Complete
23	Application for Part CC	NA	Complete	Complete	Complete
24	Receipt of Part CC	NA	Complete	Complete	Complete

NA: Not Applicable

B	Over All Target				
1	Brickwork Periphery (Other Floors)	Complete- Partial	Complete	Complete	Complete
2	Brickwork (Internal partitions)	Complete- Partial	Complete- Partial	Complete- Partial	Complete
3	Internal plaster (Other Floors)	Complete- Partial	Complete	Complete	Complete
4	Internal plaster (Partitions)	Complete- Partial	Complete- Partial	Complete- Partial	Complete
5	Flooring (GF Area)	Complete- Partial	Complete	Complete	Complete
7	False Ceiling (Ground Floor)	Complete- Partial	Complete	Complete	Complete
8	Putty/Painting Internal	Complete- Partial	Complete- Partial	Complete- Partial	Complete
9	Façade Work (Other Floors)	Complete- Partial	Complete	Complete	Complete
10	Electrical - LT (Others)	Complete- Partial	Complete- Partial	Complete- Partial	Complete
11	Fire Detection (Others)	Complete- Partial	Complete	Complete	Complete
12	PHE- Internal- Others	Complete- Partial	Complete- Partial	Complete- Partial	Complete
13	HVAC Work- Others	Complete- Partial	Complete- Partial	Complete- Partial	Complete
14	Lift - Others	Complete- Partial	Complete- Partial	Complete	Complete

NOTE :THE ENTIRE PROJECT WILL BE COMPLETED BY JUNE 2022

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDL. REGISTRAR
OF ASSURANCE
KOLKATA

12 AUG 2018

Annexure B

Key Milestones for the Project

Key Milestones for the Project			
SL. No.	**Activities**	**Start**	**Finish**
1	Piling	Aug-18	Dec-18
2	Sub- Structure	Nov-18	Mar-19
3	Super- Structure	Mar-19	Jul-20
4	Services For Genpact	Mar-19	Feb-21
5	HVAC	Nov-20	Dec-20
6	Passenger Lift For Genpact	Apr-20	Sep-20
7	Service Lift For Genpact	Aug-20	Feb-21
8	Facade Work	Jun-20	Sep-20
9	Handover to Genpact for Fitout	Oct-20	Oct-20
10	Receipt of Part CC	Jan-21	Mar-21
11	For Final CC	Jul-21	June-22

The aforesaid Annexures shall form an integral part of this Agreement.

ADDITIONAL REGISTRAR
OF ASSUR
KOLKATA
12 AUG 2018
SEAL OF THE ADDL
REGISTRAR OF ASSURANCES
KOLKATA

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

SIGNED AND DELIVERED by the within named Genpact through its authorized signatory, Smt. Bandita Saha duly authorized by a Board Resolution dated 13th August 2018 and in the presence of:

GENPACT INDIA PVT. LTD.
Bandita Saha
Authorized Signatory

Priyanka Bhattacharya
Genpact India
Sector Road
Sector 53, DLF Phase 5
Gurgaon – 122002

SIGNED AND DELIVERED by the within named Developer through its Director of Designated Partner, Mr. Amit Sarda duly authorized by a Resolution dated 4th August, 2018 and in the presence of:

For SIMPLEXINFRA TECHNOPARK LLP
Amit Sarda
(SHRISTI COMMOTRADE PVT. LTD.)
Through its Nominee Amit Sarda
Designated Partner

Priyanka Bhattacharya

Vadlamani Venkata Satish
14-45 IDA Uppal, NGRI
Habsiguda - Hyderabad
Pin. 500007

Drafted by me
Advocate,
High Court, Kolkata
WB/1978/2004

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

17 AUG 2018

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

RECEIPT AND MEMO OF DEPOSIT

RECEIVED from the within-named Developer the sum of Rs.1,00,00,000/- (Rupees One Crore only) in terms of this Agreement as per Memo below:

(Rupees One Crore only)

MEMO OF DEPOSIT

Received as follows:

(1) By Cheque No.255865 dated 28th May 2015 drawn on Federal Bank, New Market Branch, Kolkata in favour of Genpact India. Rs.50,00,000/-

(2) By Cheque No.190563 dated 6th August 2018 drawn on Federal Bank, New Market Branch, Kolkata in favour of Genpact India. Rs.50,00,000/-

(Rupees One Crore only)

GENPACT INDIA PVT. LTD.
Bandita Saha
Authorized Signatory

(Signature of Genpact)

Witnesses:

Priyanka Bhattacharya

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2018

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV
KOLKATA

Major Information of the Deed

Deed No :	I-1904-09276/2018	Date of Registration	18/08/2018
Query No / Year	1904-0001234361/2018	Office where deed is registered	
Query Date	31/07/2018 2:29:30 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SIMPLEXINFRA TECHNOPARK LLP Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL Mobile No. 9830463254 Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs 1,00,00,000/-]	
Set Forth value		Market Value	
		Rs. 53,61,62,843/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 1,00,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area).		

Land Details :

District: North 24-Parganas, P.S - East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Block - D.P, Mouza: Block-5DP, Premises No. 6

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS 6	RS-11	Office	Office	90.576 Katha		53,61,62,843/-	Property is on Road
	Grand Total :				149.4504Dec	0 /-	5361,62,843 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GENPACT INDIA PRIVATE LIMITED 12A, (Ground Floor) Prakash Deep Building, 7 Tolstoy, P.O:- Tilak Marg, P.S - TILAK MARG, District -New Delhi, Delhi, India, PIN - 110001 , PAN No :: AABCE4461B, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIMPLEXINFRA TECHNOPARK LLP 24, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: ACTFS7726G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs Bandita Saha** Wife of Mr Basab Bijay Deb H 25, A/5/11 1st Floor, Nongar Co-operative Society, B.P Township, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AREPS5743J Status : Representative, Representative of : GENPACT INDIA PRIVATE LIMITED (as authorised signatory)
2	**Mr Amit Sarda (Presentant)** Son of Mr Sarda 117/1 N.S.C Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALSPS5231N Status : Representative, Representative of : SIMPLEXINFRA TECHNOPARK LLP (as Designated Partner)

Identifier Details :

Name & address
Mr MANOJ MAHATO Son of Late N MAHATO /B,K S ROY ROAD, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Bandita Saha, Mr Amit Sarda

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GENPACT INDIA PRIVATE LIMITED	SIMPLEXINFRA TECHNOPARK LLP-149.45 Dec

Endorsement For Deed Number : I - 190409276 / 2018

Major Information of the Deed :- I-1904-09276/2018-18/08/2018

On 01-08-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,61,62,843/-

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-08-2018

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

Presented for registration at 13:19 hrs on 17-08-2018, at the Private residence by Mr Amit Sarda ,.

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

Execution is admitted on 17-08-2018 by Mrs Bandita Saha, authorised signatory, GENPACT INDIA PRIVATE LIMITED, 12A, (Ground Floor) Prakash Deep Building, 7 Tolst, P.O:- Tilak Marg, P.S:- TILAK MARG, District:-New Delhi, Delhi, India, PIN - 110001

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7B,K S ROY ROAD, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 17-08-2018 by Mr Amit Sarda, Designated Partner, SIMPLEXINFRA TECHNOPARK LLP, 27 Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7B,K S ROY ROAD, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,105/- (B = Rs 1,00,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,00,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2018 2:17PM with Govt. Ref. No: 192018190275659421 on 16-08-2018, Amount Rs: 1,00,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 586859806 on 16-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-09276/2018-18/08/2018

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2018 2:17PM with Govt. Ref. No: 192018190275659421 on 16-08-2018, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 586859806 on 16-08-2018, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 18-08-2018

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

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59423, Amount: Rs.100/-, Date of Purchase: 08/08/2018, Vendor name: S Mukherjee

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-09276/2018-18/08/2018

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001234361/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 5057	Signature with date
1	Mrs Bandita Saha H 25, A/5/11 1st Floor, Nongar Co-operative Society, B.P Township, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Representative of Land Lord [GENPACT INDIA PRIVATE LIMITED]			Bandita Saha 17/8/18
Sl No.	Name of the Executant	Category	Photo	Finger Print 5050	Signature with date
2	Mr Amit Sarda 117/1 N.S.C Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Developer [SIMPLEX INFRA TECHNO PARK LLP]			Amit Sarda 17/8/18

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr MANOJ MAHATO Son of Late N MAHATO 7B,K S ROY ROAD, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mrs Bandita Saha, Mr Amit Sarda	Manoj Mahato 17/08/2018

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV
KOLKATA
17 AUG 2018

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV
KOLKATA

Kolkata West Bengal

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2018

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS

Sanskriti Sinha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Amir Sajid

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTOGRAPH

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTOGRAPH

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

17 AUG 2018

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV
KOLKATA

आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

GENPACT INDIA PRIVATE LIMITED

10/02/2005

Permanent Account Number

AABCE4461B

GENPACT INDIA PVT. LTD.

Authorized Signatory

04052016

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AREPS3754J

नाम /NAME

BANDITA SAHA

पिता का नाम /FATHER'S NAME

BIDHU BHUSHAN SAHA

जन्म तिथि /DATE OF BIRTH

14-02-1979

हस्ताक्षर /SIGNATURE

Bandita Saha

आयकर आयुक्त, रोहतक

COMMISSIONER OF INCOME-TAX, ROHTAK

Bandita Saha

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SIMPLEXINFRA TECHNOPARK LLP
24/03/2015
Permanent Account Number
ACTFS7726G

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For SIMPLEXINFRA TECHNOPARK LLP
(SHRISTI COMMOTRADE PVT. LTD.)
Through its Nominee Amit Sarda
Designated Partner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALSPS5231N

नाम /NAME

AMIT SARDA

पिता का नाम /FATHER'S NAME

JUGAL KISHORE SARDA

जन्म तिथि /DATE OF BIRTH

05-12-1969

हस्ताक्षर /SIGNATURE

Amit Sarda

आयकर आयुक्त, प.बं.-XI

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

भारत सरकार

GOVERNMENT OF INDIA

Amit Sinha

DOB: 05-12-1969

Gender: Male

7587 3894 3373

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

117/1 [illegible], 700040

Address:
117/1, Nasa Bose Road, Tollygunge, Regent Park, Regent Park, Circus Avenue, Kolkata, West Bengal, 700040

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrolment No.: 1040/19957/01488

30/06/2012

To

বন্দিতা সাহা দেব

Bandita Saha Deb

H 25,A5/11 1ST FLOOR NONGAR CO.OP.

B.P.TOWNSHIP Panchasayar S.O

Panchasayar Kolkata

West Bengal 700094

MN125027639DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

4799 5237 7832

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

বন্দিতা সাহা দেব

Bandita Saha Deb

পিতা : বিধু ভূষন সাহা

Father : BIDHU BHUSHAN SAHA

জন্ম সাল / Year of Birth : 1979

মহিলা / Female

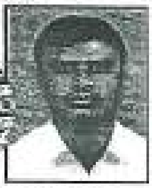
4799 5237 7832

আধার - সাধারণ মানুষের অধিকার

Bandita Saha

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WKJ2389666



নির্বাচকের নাম : মনোজ মাহাতো
Elector's Name : Manoj Mahato
পিতার নাম : নাথুনী মাহাতো
Father's Name : Nathuni Mahato
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ Date of Birth : 19/12/1983

Manoj Mahato

WKJ2389666

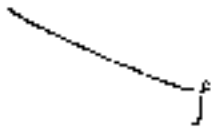
ঠিকানা:
78, কিরণ শঙ্কর রায় রোড, কোলকাতা মিউনিসিপ্যাল কর্পো, হেয়ার স্ট্রীট, কলকাতা-700001

Address:
78, KIRON SHANKAR ROY ROAD,
KOLKATA MUNICIPAL CORPORATION,
HARE STREET, KOLKATA-700001

Date: 29/11/2013

162-চৌরঙ্গী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
162-Chowrangee Constituency

[illegible]
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 365421 to 365466

being No 190409276 for the year 2018.

Digitally signed by ASIT KUMAR JOARDER
Date: 2018.09.06 13:13:51 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 06-09-2018 13:13:45
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)