

09613/17

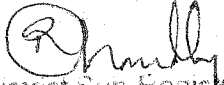
I 09372/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 080540

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


District Sub-Registrar-II
Alipore, South 24 Parganas

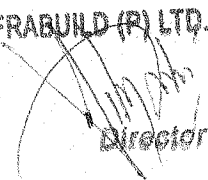
17 OCT 2017

DEVELOPMENT AGREEMENT

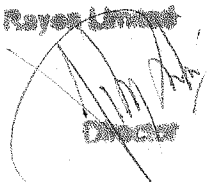
THIS DEVELOPMENT AGREEMENT is made on this16th....day of
.....October.....Two Thousand Seventeen

BETWEEN

For VEERBALAJI INFRABUILD (P) LTD.

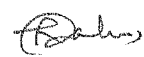

Director

Commencement Royce Limited


Director

Swara Financial Services (P) Ltd.


Director



1) **M/S CONSOLIDATED RAYON LTD.** (PAN: AABCC2714R) a Company within the meaning of Companies Act, 2013 having its Registered Office at P 141 Sahapur Colony, Block 'J', New Alipore, Kolkata - 700 053, represented by one of its directors Mr. Aditya Dalmia son of Mr. Ramprakash Dalmia, by faith - Hindu, by Occupation - Business, at present residing at 11, Ashoka Road, Alipore, Kolkata - 700 027, 2) **MR. RAM PRAKASH DALMIA** son of late Sri Dwarka Das Dalmia, having PAN ACUPA0205H by Occupation - Business, at present residing at 11, Ashoka Road, Alipore, Kolkata - 700 027, 3) **MR. ADITYA DALMIA** son of Mr Ramprakash Dalmia, having PAN AGLPD8450A by faith - Hindu, by Occupation - Business, at present residing at 11, Ashoka Road, Alipore, Kolkata - 700 027. 4) **MRS. SUMAN SEKHSARIA** wife of Mr. Vineet Sekhsaria having PAN AZZPS4681B, by faith Hindu, by occupation Housewife, at present residing at 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata-700010. 5) **M/S PAWAN FINANCIAL SERVICES PRIVATE LIMITED** (PAN: AADCP2089A) a Company within the meaning of Companies Act, 2013 having its Registered Office at 12, Government Place (East), Kolkata - 700 001, represented by one of its directors Mr. Vinit Kumar Sekhsaria son of Mr. Ram Niranjana Sekhsaria, having PAN AUGPS6259R by faith - Hindu, by Occupation - Business, at present residing at 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata - 700 010, hereinafter called and referred to as the "OWNERS" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs/heirss executors, administrator, representatives and assign) of the **ONE PART**.

5
AND

VEERBALAJI INFRABUILD PRIVATE LIMITED a company duly incorporated under The Companies Act. 1956, having its registered office at 19/4, Sahapur Colony, Block J. 1st Floor. New Alipore. Post office New Alipore. Police Station- Hare Street, Kolkata - 700 053, having Corporate Identity Number(CIN): U45400WB2010PTC144624(2009-2010) PAN: AADCV2545D represented by Mr. **ADITYA DALMIA**, son of Sri Ramprakash Dalmia, residing at "**SHREENIKET BUILDING**" Flat No. 9B, 9th Floor, 11, Ashoka Road, Police Station Alipore, Kolkata - 700 027, having PAN No.

AGLPD8450A, a Director thereof, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included its successor, successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

- A. That One Dwijendra Nath Ghosal and Nilmoni Ghosal both son of Aditya Chandra Ghosal was the recorded joint owners with equal shares of R.S Plot No 357 measuring about 102 Decimal and 358 measuring about 21 Decimal under R.S Khotian No 327 of Mouza Dakshin Behala, J.I. No. 16, R.S. No 81, Touzi No 351, Pargana Balia under P.S. Behala.
- B. **AND WHEREAS** by a Partition Deed dated 24th November 1944 registered with Sadar Joint Sub-Registrar of Alipore, the said Dwijendra Nath Ghosal became the sole and absolute owner of piece or parcel of land measuring about 1 Bigha 16 Cottah 11

Chitak 35 Sq.ft. recorded in R.S Khatian No. 327, R.S. Dag No. 357 and 358 of Mouza Dakshin Behala, J.L No. 16, under P.S. Behala and seized and possessed of and/or otherwise well and sufficiently entitled and hereinafter referred to as "the Dwijendra Nath Ghosal's land".

C. AND WHEREAS by a Deed of Exchange dated 4th April 1956 registered with Joint Sub-Registrar of Alipore, Dwijendra Nath Ghosal and Nilmoni Ghosal exchange a small portion land between themselves (measuring about 9 Chitak and 10 Chitak respectively) recorded in R.S Khatian No. 327, R.S. Dag No. 357 of Mouza Dakshin Behala, J.L No. 16.

D. AND WHEREAS by a Deed of Gift dated 4th April 1956 registered with Joint Sub-Registrar of Alipore, Dwijendra Nath Ghosal gifted a piece or parcel of land measuring about 8 Chitak in Mouza Dakshin Behala, J.L No. 16 recorded in R.S Khatian No. 327, R.S. Dag No. 357 to his wife Shibani Ghosal.

D.1. AND WHEREAS the said Shibani Ghosal mutated the said land in her name in the books and records of Kolkata Municipal Corporation and same has been Assessed by Kolkata Municipal Corporation and recorded as Premises No.138/1, Sarsuna Main Road which forming the part of R.S Plot No 357 and 358 under R.S Khotian No 327 of Mouza Dakshin Behala, J.L No. 16, under P.S.

Behala now Sarsuna hereinafter referred to as "the **GIFTED PROPERTY**".

- E. **AND WHEREAS** a remaining part of the said Dwijendra Nath Ghosal's land measuring about 18 Cottah 8 Chitak recorded under R.S Khotian No 327, R.S Plot No 357 and 358 of Mouza Dakshin Behala, J.L No. 16, under P.S. Behala Assessed by Kolkata Municipal Corporation and recorded as Premises No. 138 & 543A, Sarsuna Main Road .
- F. **AND WHEREAS** the said Dwijendra Nath Ghosal died intested on 18.12.1998 leaving behind him his widow Shibani Ghosal and three sons namely Dilip Kumar Ghosal, Prabir Kumar Ghosal and Somnath Ghosal as his only successors and legal heirs.
- G. **AND WHEREAS** After the death of said Dwijendra Nath Ghosal the said Shibani Ghosal, Dilip Kumar Ghosal, Prabir Kumar Ghosal and Somnath Ghosal became the absolute joint owners of their inherited land in respect of Premises No 138 & 543A, Sarsuna Main Road, altogether measuring about 18 Cottah 8 Chitak more or less which forming the part of R.S Plot No 357 and 358 under R.S Khotian No 327 of Mouza Dakshin Behala, J.L No. 16, under P.S. Behala now Sarsuna hereinafter referred to as "the **INHERITED PROPERTY**".

H. **AND WHEREAS** now the said Shibani Ghosal, Dilip Kumar Ghosal, Prabir Kumar Ghosal and Somnath Ghosal became the absolute owners of the said Gifted Property & the said Inherited Property and jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners of the land in respect of Premises No 138, 138/1 & 543A, Sarsuna Main Road, altogether measuring about 19 Cottah more or less which forming the part of R.S Plot No 357 and 358 under R.S Khotian No 327 of Mouza Dakshin Behala, J.L No. 16, under P.S. Behala now Sarsuna, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**"

I. **AND WHEREAS** Shibani Ghosal, Dilip Kumar Ghosal, Prabir Kumar Ghosal and Somnath Ghosal, the Vendors herein, have represented that they are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats of the said property and that the same is free from all encumbrances and liabilities whatsoever and howsoever and they have a good marketable title in respect of the same.

J. by a registered deed of sale dated 03.08.2017 registered at D.S.R II, Alipore, South 24 Parganas 1) M/S CONSOLIDATED RAYON LTD. 2) MR. RAM PRAKASH DALMIA 3) MR. ADITYA DALMIA 4) MS. SUMAN SEKHSARIA 5) M/S PAWAN FINANCIAL SERVICES PVT LTD. Were purchased the scheduled property

from Shibani Ghosal, Dilip Kumar Ghosal, Prabir Kumar Ghosal and Somnath Ghosal by vide deed no. 07173 of 2017.

K. AND WHEREAS 1) M/S CONSOLIDATED RAYON LTD. 2) MR. RAM PRAKASH DALMIA 3) MR. ADITYA DALMIA 4) MS. SUMAN SEKHSARIA 5) M/S PAWAN FINANCIAL SERVICES PVT LTD., the Owners herein, have represented that they are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats of the said property and that the same is free from all encumbrances and liabilities whatsoever and howsoever and they have a good marketable title in respect of the same.

AND WHEREAS the owners herein are thus absolutely seized and possessed of the land measuring about 19 Cottah more or less TOGETHER WITH a brick built building standing thereon measuring about 700 Sq.ft, situate lying at and being the Premises No 138, Sarsuna Main Road, 138/1, Sarsuna Main Road & 543A, Sarsuna Main Road, within the K.M.C Ward No 126, Kolkata-700061 comprised in and forming part of R.S. Dag No. 357 & 358, R.S. Khatian No. 327, Mouza Dakshin Behala, J.L.No. 16, R.S No. 81, Touzi No 351, Pargana Balia under Police Station Behala now Sarsuna in the District of South 24-Parganas, of land more fully and particularly described in the Schedule below and hereinafter referred to as the said property.

AND WHEREAS the owners herein have every power to deal with the said property in any manner they like.

AND WHEREAS the owners herein intended to develop their said property by constructing a multistoried building thereon, comprising of several residential flats, garages, shops, unit etc. but owing to paucity of land and lack of experience and knowledge failed to implement the same into reality.

AND WHEREAS the owners herein finding no other alternative approached the developers herein to implement a housing project as aforesaid in the said property and thereby to fulfill their desire of developing their said property as per building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS after a few table discussion has with the owners the developer accepted the proposal of the owners herein to implement the said project in the said property and agreed to bear all cost and expenses to implement the project said subject to the terms and conditions as appearing hereinafter .

AND WHEREAS in order to prevent any future misunderstanding and / or misgiving the parties think it expedient to record in writing the settled terms of the said development by executing the agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AND BETWEEN PARTIES TO THESE PRESENT AS FOLLOWS: -

ARTICLE A

DEFINATION

A.2 OWNERS

As stated herein above :-

1) M/S CONSOLIDATED RAYON LTD. 2) MR. RAM PRAKASH DALMIA 3) MR. ADITYA DALMIA 4) MS. SUMAN SEKHSARIA 5) M/S PAWAN FINANCIAL SERVICES PVT LTD.

A.2 BUILDER/ DEVELOPER

VEERBALAJI INFRABUILD PRIVATE LIMITED a company duly incorporated under The Companies Act. 1956, having its registered office at 19/4, Sahapur Colony, Block J, 1st Floor, New Alipore, Post office New Alipore, Police Station- Hare Street, Kolkata - 700 053, having Corporate Identity Number(CIN): U45400WB2010PTC144624(2009-2010) PAN: AADCV2545D represented by Mr. **ADITYA DALMIA**, son of Sri Ramprakash Dalmia, residing at "**SHREENIKET BUILDING**" Flat No. 9E, 9th Floor, 11, Ashoka Road, Police Station Alipore, Kolkata - 700 027, having PAN No. **AGLPD8450A**

A.3 LAND

Shall mean ALL THAT piece and parcel of Sali land measuring about 19 Cottah more or less TOGETHER WITH a brick built building standing thereon measuring about 700 Sq.ft, situate lying at and being the Premises No 138, Sarsuna Main Road, 138/1, Sarsuna Main Road & 543A, Sarsuna Main Road, within the K.M.C Ward No 126, Kolkata-700061 comprised in and forming part of R.S. Dag No. 357 & 358, R.S. Khatian No. 327, Mouza Dakshin Behala, J.L.No. 16, R.S No. 81, Touzi No 351, Pargana Balia under Police Station Behala now Sarsuna in the District of South 24-Parganas.

A.4 BUILDING

Shall mean and include the proposed multistoried building (G+4) or to be constructed on the said plot of land as per building plan sanctioned by the Kolkata Municipal Corporation.

A.5 COMMON FACILITIES

Shall mean and include the open spaces around the building , corridors and passages, stairs case with landings, top roof, lift , deep tube well, over head water tank, water pump with motor, Drainage, sewerage, sanitary chambers and other facilities which may be agreed mutually between the parties hereto and required for the establishment. provisions , maintenances and / or management of the said building.

A. 6 SALEABLE SPACE

Shall mean and include the space in the building available for independent use and occupations for residential and other purposes togetherwith the right of common facilities and amenities and spaces required therefore.

A.7 OWNERS ALLOCATION

Owners are jointly take a sum of rupees 900.00 per square feet of entire construction area as per sanction plan issued by Kolkata Municipal Corporation.

A.8 DEVELOPERS ALLOCATION

Shall mean rest consideration amount of saleable area or rest constructed area (After paying owners financial benefit as per agreement) in the building of the said premises.

A.9 BUILDING PLAN

Shall mean and include such plan and plans for construction of the building sanctioned or to be sanctioned by the Kolkata Municipal Corporation including its modification and / or revisions for the said project.

A.10 ARCHITECT

Shall mean such Architect / Engineer appointed by the Developer who will be authorized to design and prepare the plan or its modification / revision, of the said project in the said plot of Land as referred to for necessary construction thereof.

A.11 SALE OR TRANSFER

Shall mean transfer by way or sale or otherwise of the flat , space , shop room, garage to be sold or transferred by the Developer for self and as constituted Attorney of the owners , to the intending purchaser or purchasers.

A.12 TRANSFERREE

Shall mean the purchaser/purchasers who will purchase the flat, shop , garage in the said building .

THIS AGREEMENT FURTHER WTTNESSETH AS FOLLOWS: -

1. The owners permit the Developer to construct a Multi storied building on the schedule mentioned property in accordance with the sanction plan which, to be sanctioned by the Kolkata Municipal Corporation.
2. The owner shall as per request of the developer deliver all the original documents of title Deed and others papers relating to the said land in their custody to the Developer for obtaining sanction plan with modification and / or revision and also for dealing with the said property in suitable manner.
3. The owners will execute a Development Power of Attorney appointing the developer as their constituted attorney for and behalf of them to do all acts and deeds required for completion of the development project.
4. That owners herein shall never be entitled to claim any further constructed area or any financial benefit from the Developers .
5. It is agreed that the cost of obtaining the sanction plan, its amendments and modification as well as the entire cost of construction of the building , architects fees and all other related cost which will be incurred on account of development as aforesaid are to be borne solely by the developers .
6. It is agreed that the developer for sale of flats, shops, garages, to the prospective purchaser/purchasers against such monetary consideration which will be determined solely by the developer and the developer will also be entitled to enter into agreement for sale and to receive money from the prospective purchaser/purchasers by way of earnest and in part of consideration or the full consideration the owners shall have no claim upon the money so receive by the developers .

7. The developers as constituted attorney of the owners shall execute the agreement for sale, the Deed of Conveyance for conveying the flats , shops , garages or any saleable space thereof.
8. It is agreed by and between the parties that the developer shall be entitled to borrow money and/or to take loan from any Bank /L.I.C / H.D.F.C or any other financial institution for the said development project without creating any financial liabilities upon the owners and / or without affecting the title of the owners to the said property .
9. The legal expenses such as stamp duties registration cost etc. relating to the agreement and the power of attorney as aforesaid shall be borne by the developers.
10. From the date of delivering of Khas possession the owners of the respective flat, garage , shop , shall pay the proportionate share of Municipal Tax , maintenance and other expenses .
11. That on and from the date of the transfer and / or delivering of possession of the flats, garages , shops , to the owners and the purchasers thereof an association shall be formed by the unit holders under the relevant statute to protect the right title and interest of the respective owners of the flats , garages , shops for proper maintenance and preservation of the building and the common areas , common facilities of the premises .
12. The owners shall not be liable to and responsible for damage or for any claim arising out of any accident and / or alteration as a result of and / or in connection with the construction to be carried out and after completion of the construction of the building , the developer alone shall be responsible on the said score.

13. Both, the parties may agree in writing to alter and / or amend any of the aforesaid provision .
14. The developer shall have the absolute authority to appoint any architect for supervising the construction in all aspects together with drainage , sewerage plumbing fixtures etc. That durable quality of materials as available in the local market shall be used for the construction of the building together with all amenities as aforesaid and the owners shall not be liable in any manner whatsoever on the said account.
15. That except financial assistance the owners shall extend all co-operation to the developer in all matters including obtaining permanent water supply connection, electricity supply connection , electric meters and similar other installment needed for completion of the said.
16. The developer shall abide by all the laws by laws of the Govt. Municipality and / or other statutory body and shall be responsible to answer deviation or departure or violation of any law and the developer shall keep the owners protected and indemnified against all the third party actions , save and except the title to the owners of the said property .
17. The owners declare that save and except themselves no other person have any right interest , claim and / or demand in respect of the said property is free from all encumbrances charges , liens , lispendences , attachment , trusts acquisition , requisitions , whatsoever .
18. If in future or during the course of construction any defect in the title of the owners to the said property is found or any person files any suit against the owners in respect of the said property , the developer shall have the liberty to proceed against the same on behalf of the owners and the cost therefore shall be borne by the owners.

19. The Owner shall not be liable to and responsible for any damage or for any claim arising out of any accident and/or otherwise as a result of and/or in connection with the construction to be carried out while executing the said project and after completion of the said flats and/or structures.
20. It is agreed that in the event of any damage or injury arising out any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the Developer shall keep the land Owner their estate and effect safe and harmless and indemnify against all suits, cause, rights and actions in respect of the such eventualities.
21. It is agreed that the none other than the Owner have any right, interest claim and/or demands over and in respect of the said property and/or any portion thereof. And also the said property is free from all encumbrances charges liens, inpendence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
22. If any dispute or differences arise between the parties, they will first try to solve it mutually failing the same shall be solved as per provision of the Indian Arbitration Act 1940 as amended.
23. It is agreed that the Developer Will arrange to obtain the Completion Certificate (C.C.) of the said multistoried building from the authority concern of Kolkata Municipal Corporation by their own cost and to deliver the same to the owners.

SCHDULE ABOVE REFERRED TO

ALL THAT picce and parcel of Sali land measuring about 19 Cottah more or less TOGETHER WITH a brick built building standing thereon measuring about 700 Sq.ft, situate lying at and being the Premises No 138, Sarsuna Main Road, 138/1, Sarsuna Main Road & 543A, Sarsuna Main Road, within the K.M.C Ward No 126, Kolkata-700061 comprised in and forming part of R.S. Dag No. 357 & 358, R.S. Khatian No. 327, Mouza Dakshin Behala, J.L.No. 16, R.S No. 81, Touzi No 351, Pargana Balia under Police Station Behala now Sarsuna in the District of South 24-Parganas, along with easements rights of the said premises, **property is butted and bounded as follows:-**

On the **NORTH** : Sarsuna Main Road;

On the **SOUTH** : 138/8, Sarsuna Main Road;

On the **EAST** : 494B, 56, 56/1, 56/2, 561B & 137F/1, Sarsuna Main Road;

On the **WEST** : 62/1, 60A, 60/B & 138/6, Sarsuna Main Road;

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. Anil Guhabakshi

2. Jayanta Debnath.

149, Agbore Sorani, Rajpur

Kol. - 700 149.

Consolidated Rayon Limited

Director

Suman Sekhsaria

POWER FINANCIAL SERVICES (P) LTD

Director

SIGNATURE OF THE OWNER

For VEERBALAJI INFRABUILD (P) LTD.

Director

SIGNATURE OF THE DEVELOPER

Drafted by:

Ratan Lal Datta
Advocate W.D. 277/83
Alipore, Criminal Court
Kolkata - 27

Signature of the executants/ and/ or purchaser

No.

(Left Hand)

Little

Ring

Middle

Fore

Thumb



(Right Hand)

Thumb

Fore

Middle

Ring

Little

(Left Hand)

Little

Ring

Middle

Fore

Thumb



(Right Hand)

Thumb

Fore

Middle

Ring

Little

(Left Hand)

Little

Ring

Middle

Fore

Thumb



(Right Hand)

Thumb

Fore

Middle

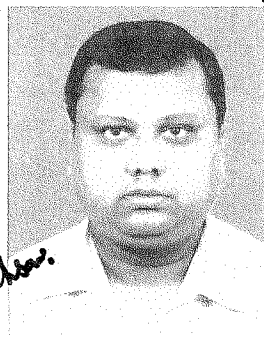
Ring

Little

uman

Signature of the executants/ and/ or purchaser

10.



(Left Hand)

Little

Ring

Middle

Fore

Thumb

(Right Hand)

Thumb

Fore

Middle

Ring

Little

(Left Hand)

Little

Ring

Middle

Fore

Thumb

(Right Hand)

Thumb

Fore

Middle

Ring

Little

(Left Hand)

Little

Ring

Middle

Fore

Thumb

(Right Hand)

Thumb

Fore

Middle

Ring

Little

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

Challan No: 19-201718-009175220-1
BRN Date: 16/10/2017 15:15:41
BRN: 201710160930967

Payment Mode: Online Payment
Bank: Indian Overseas Bank
BRN Date: 16/10/2017 15:16:22

DEPOSITOR'S DETAILS

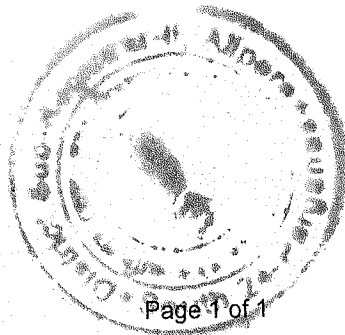
Id No. : 16020001396594/5/2017
[Query No./Query Year]

Name : aditya dalmia
Contact No. : Mobile No. : +91 9007099797
E-mail :
Address : alipore ashoka road kolkata 27
Applicant Name : Mr AMIT GUHA BAKSHI
Office Name :
Office Address :
Status of Depositor : Seller/Executants
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	16020001396594/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	16020001396594/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	53
Total				39973

In Words : Rupees Thirty Nine Thousand Nine Hundred Seventy Three only





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

Query No / Year	1602-0001396594/2017	Office where deed will be registered
Query Date	12/10/2017 9:17:22 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	AMIT GUHA BAKSHI 10 K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9681142805, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 85,00,000/-	Rs. 2,07,46,408/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	31/10/2017	Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarsuna Main Road, Road Zone : (Sarkarhat -- Chatterjee Para ,Sarsuna (Ward 126,127)) , , Premises No. 138 138/1 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		19 Katha	80,00,000/-	2,02,46,408/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					31.35000000Dec	80,00,000 /-	2,02,46,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700.00000 sq ft	5,00,000 /-	5,00,000 /-	

Lord Details :

	Name & address	Status	Execution Admission Details :
1	CONSOLIDATED RAYON LTD Block/Sector: P 141 Sahapur Colony, Block 'J', New Alipore, Kolk, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AABCC2714R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Mr RAM PRAKASH DALMIA Son of Late Dwarka Das Dalmia11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACUPA0205H, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr ADITYA DALMIA Son of Mr Ramprakash Dalmia11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGLPD8450A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mrs SUMAN SEKHSARIA Wife of Mr Vineet Sekhsaria23J, Radha Madhab Dutta Garden Lane, Neermani Bul, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZZPS4681B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	PAWAN FINANCIAL SERVICES PRIVATE LIMITED 12, Government Place (East), Kolkáta - 700 069, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AADCP2089A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	VEERBALAJI INFRABUILD PRIVATE LIMITED 19/4, Sahapur Colony, Block J, 1st Floor, New Alip, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AADCV2545D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr ADITYA DALMIA Son of Mr Ramprakash Dalmia11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AGLPD8450A	CONSOLIDATED RAYON LTD (as Director), VEERBALAJI INFRABUILD PRIVATE LIMITED (as Director)

1

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABCC2714R



नाम /NAME

CONSOLIDATED RAYON LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

23-08-1990

K. Mas

आयुक्त आयुक्त, प. ब. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI



भारत सरकार
GOVT. OF INDIA

ADITYA DALMIA

RAM PRAKASH DALMIA

06/1983

Permanent Account Number
AGLDD8450A

Signature

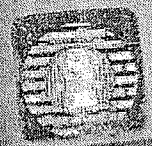


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMAN SEKHSARIA
RAM PRAKASH DALMIA
27/02/1977
Permanent Account Number
AZZPS4681B



Suman Sekhsaria
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAWAN FINANCIAL
SERVICES PRIVATE LIMITED

12/01/1996

Permanent Account Number

AADCP2089A

Signature

विनायक विभाग
ACCOUNTS DEPARTMENT
GOVT. OF INDIA

VINIT KUMAR SEKHSARIA
RAMNIRANJAN SEKHSARIA

13/10/1975
Permanent Account Number
AUGPS6259R

V. Sekhsaria
Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

VEERBALAJI INFRABUILD PRIVATE
LIMITED



29/03/2010

Permanent Account Number

AADCV2545D

05052010

Mr Vinit Kumar Sekhsaria Son of Mr Ram Niranjan Sekhsaria23J, Radha Madhab Dutta Garden Lane, Neermami Building, Kolkata – 700 010, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUGPS6259R	PAWAN FINANCIAL SERVICES PRIVATE LIMITED (as Director)
--	---

Identifier Details :

Name & address	
Mr Amit Guha Bakshi Son of Late N. K Guha Bakshi 38, Mukundapur, Buddha Park; P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr RAM PRAKASH DALMIA , Mr ADITYA DALMIA , Mrs SUMAN SEKHSARIA , Mr ADITYA DALMIA, Mr Vinit Kumar Sekhsaria	N

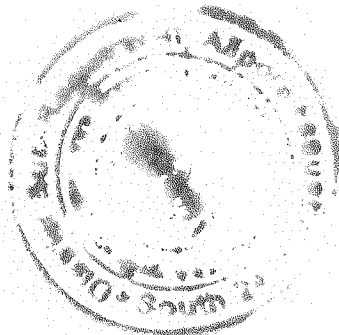
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CONSOLIDATED RAYON LTD	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
2	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
3	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
4	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
5	PAWAN FINANCIAL SERVICES PRIVATE LIMITED	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	CONSOLIDATED RAYON LTD	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
2	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
3	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
4	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
5	PAWAN FINANCIAL SERVICES PRIVATE LIMITED	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11/11/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 25/11/2017) for registration.

Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-09372/2017	Date of Registration	17/10/2017
Query No / Year	1602-0001396594/2017	Office where deed is registered	
Query Date	12/10/2017 9:17:22 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIT GUHA BAKSHI 10 K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9681142805, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 85,00,000/-		Rs. 2,07,46,408/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarsuna Main Road, Road Zone : (Sarkarhat -- Chatterjee Para ,Sarsuna (Ward 126,127)) , , Premises No. 138 138/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		19 Katha	80,00,000/-	2,02,46,408/-	Width of Approach Road: 30 Ft., Adjacent to Metai Road,
Grand Total :					31.35Dec	80,00,000 /-	202,46,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,00,000 /-	5,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CONSOLIDATED RAYON LTD Block/Sector: P 141 Sahapur Colony, Block 'J', New Alipore, Kolk, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.: AABCC2714R, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mr RAM PRAKASH DALMIA Son of Late Dwarka Das Dalmia 11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPA0205H, Status :Individual, Executed by: Self, Date of Execution: 16/10/2017 , Admitted by: Self, Date of Admission: 16/10/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2017 , Admitted by: Self, Date of Admission: 16/10/2017 ,Place : Pvt. Residence

Mr Ramprakash Dalmia 11, Ashoka Road, P.O.:- Alipore, P.S.:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AGLPD8450A, Status :Individual, Executed by: Self, Date of Execution: 16/10/2017
Admitted by: Self, Date of Admission: 16/10/2017, Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2017
Admitted by: Self, Date of Admission: 16/10/2017, Place : Pvt. Residence

Mrs SUMAN SEKHSARIA

Wife of Mr Vineet Sekhsaria 23J, Radha Madhab Dutta Garden Lane, Neermani Buil, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AZZPS4681B, Status :Individual, Executed by: Self, Date of Execution: 16/10/2017
Admitted by: Self, Date of Admission: 16/10/2017, Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2017
Admitted by: Self, Date of Admission: 16/10/2017, Place : Pvt. Residence

5

PAWAN FINANCIAL SERVICES PRIVATE LIMITED

12, Government Place (East), Kolkata - 700 069, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:- AADCP2089A, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

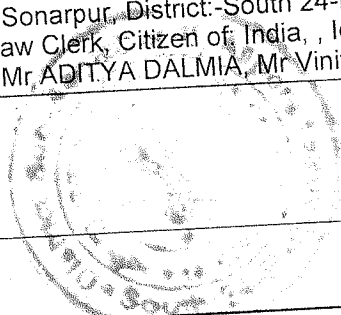
SI No	Name,Address,Photo,Finger print and Signature
1	VEERBALAJI INFRABUILD PRIVATE LIMITED 19/4, Sahapur Colony, Block J, 1st Floor, New Alip, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, PAN No.:- AADCV2545D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ADITYA DALMIA Son of Mr Ramprakash Dalmia 11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AGLPD8450A Status : Representative, Representative of : CONSOLIDATED RAYON LTD (as Director), VEERBALAJI INFRABUILD PRIVATE LIMITED (as Director)
2	Mr Vinit Kumar Sekhsaria Son of Mr Ram Niranjana Sekhsaria 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata - 700 010, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AUGPS6259F Status : Representative, Representative of : PAWAN FINANCIAL SERVICES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Amit Guha Bakshi Son of Late N. K Guha Bakshi 38, Mukundapur, Buddha Park, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr RAM PRAKASH DALMIA, Mr ADITYA DALMIA, Mrs SUMAN SEKHSARIA, Mr ADITYA DALMIA, Mr Vinit Kumar Sekhsaria



Transfer of property for L1		
	From	To. with area (Name-Area)
	CONSOLIDATED RAYON LTD	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
4	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec
5	PAWAN FINANCIAL SERVICES PRIVATE LIMITED	VEERBALAJI INFRABUILD PRIVATE LIMITED-6.27 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	CONSOLIDATED RAYON LTD	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
2	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
3	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
4	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft
5	PAWAN FINANCIAL SERVICES PRIVATE LIMITED	VEERBALAJI INFRABUILD PRIVATE LIMITED-140.00000000 Sq Ft

Endorsement For Deed Number : I - 160209372 / 2017

On 16-10-2017

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

Presented for registration at 16:10 hrs on 16-10-2017, at the Private residence by Mr ADITYA DALMIA , one of the Executants.

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 2,07,46,408/-

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

Execution is admitted on 16/10/2017 by 1. Mr RAM PRAKASH DALMIA , Son of Late Dwarka Das Dalmia , 11, Ashoka Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mr ADITYA DALMIA , Son of Mr Ramprakash Dalmia , 11, Ashoka Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 3. Mrs SUMAN SEKHSARIA , Wife of Mr Vineet Sekhsaria, 23J, Radha Madhab Dutta Garden Lane, Neermani Buil, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indetified by Mr Amit Guha Bakshi, , Son of Late N: K Guha Bakshi, 38, Mukundapur, Buddha Park, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Law Clerk

117
... of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
... is admitted on 16-10-2017 by Mr ADITYA DALMIA, Director CONSOLIDATED RAYON LTD (Public Limited
...), Block/Sector: P 141 Sahapur Colony, Block 'J', New Alipore, Kolkata - 700053, P.S.:- New Alipore,
... South 24-Parganas, West Bengal, India, PIN - 700053; Director VEERABHADRAN PRABHU PRIVATE
... (Private Limited Company), 19/4, Sahapur Colony, Block J, 1st Floor, New Alipore, P.S.:- New
... District:-South 24-Parganas, West Bengal, India, PIN - 700053
... identified by Mr Amit Guha Bakshi, , Son of Late N. K Guha Bakshi, 38, Mukundapur, Budha Park, P.O. Dhalua,
... Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Law Clerk
... execution is admitted on 16-10-2017 by Mr Vinit Kumar Sekhsaria, Director RAYAN FINANCIAL SERVICES
... (Private Limited Company), 12, Government Place (East), Kolkata - 700069, P.O.:- Goo. P.S.:-
... are Street, District:-Kolkata, West Bengal, India, PIN - 700001
... identified by Mr Amit Guha Bakshi, , Son of Late N. K Guha Bakshi, 38, Mukundapur, Budha Park, P.O. Dhalua,
... Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Law Clerk

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

On 17-10-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number : 4th
(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- H = Rs 23/- M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2017 3:16PM with Govt. Ref. No: 192017180091752201 on 16-10-2017, Amount Rs. 53/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 201710160930967 on 16-10-2017, Head of Account 0030-03-104-001
-16

Payment of Stamp Duty

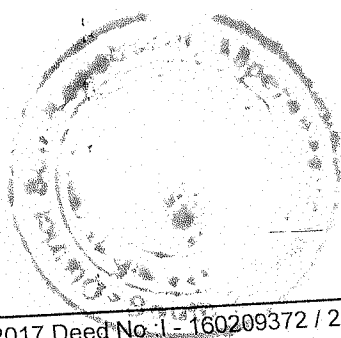
Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7221, Amount: Rs.100/-, Date of Purchase: 16/10/2017. Vendor name:
Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2017 3:16PM with Govt. Ref. No: 192017180091752201 on 16-10-2017, Amount Rs: 39,920/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 201710160930967 on 16-10-2017, Head of Account 0030-02-103-003
-02

Rina Chaudhury

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

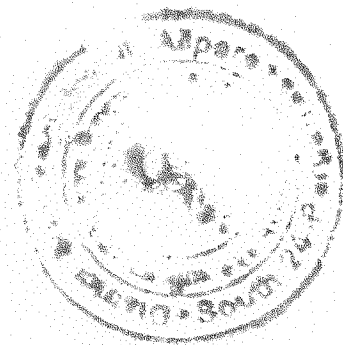
Volume number 1602-2017, Page from 276872 to 276908
being No 160209372 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.10.18 11:19:17 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 18/10/2017 11:19:01
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)