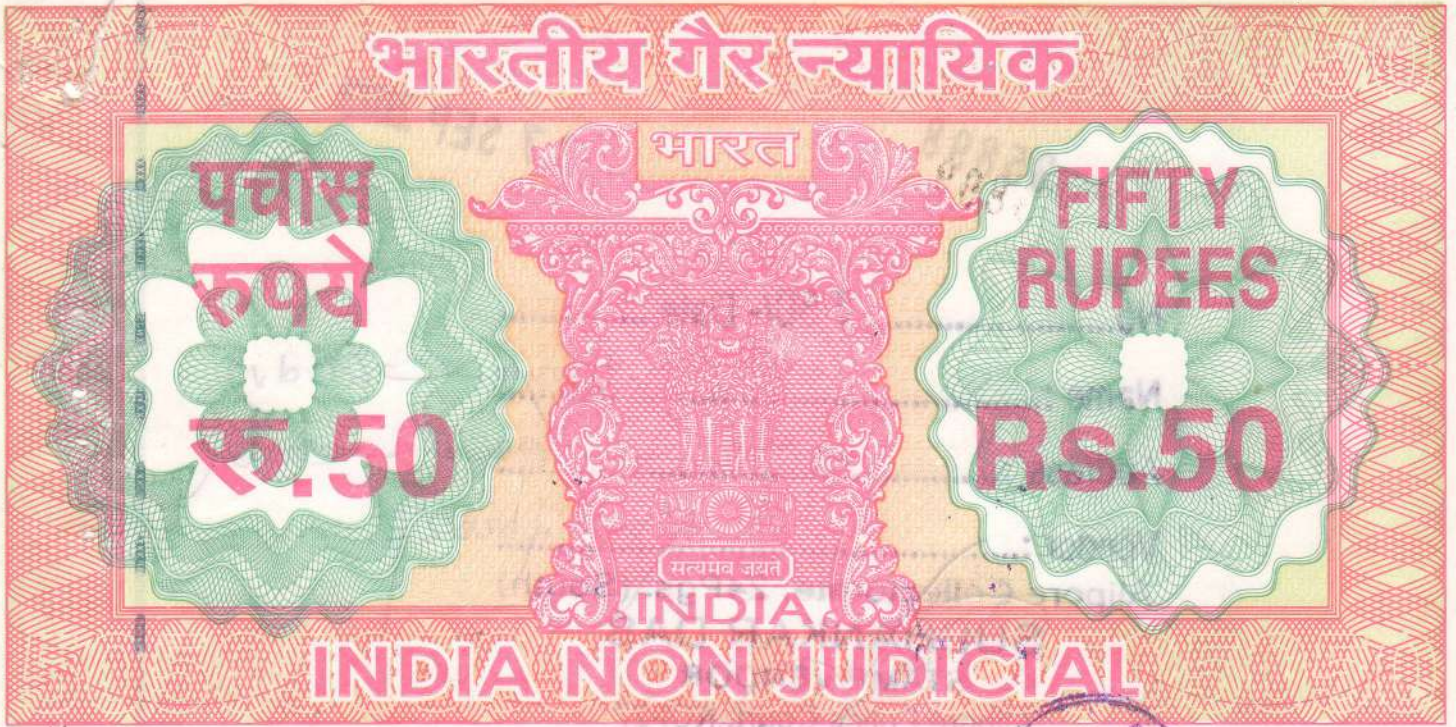


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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

Additional Registrar
of Assurances II Kolkata

3 NOV 2023

JOINT DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

THIS JOINT DEVELOPMENT AGREEMENT WITH POWER OF
ATTORNEY made this 17th day of October. Two Thousand
Twenty Three (2023);

BETWEEN

Vist Case No. 3375 7 10/23.
J(1)--- 250/-
J(2)--- 250/-
Total
Realised on.....

35898

27 SEP 2023

No..... ₹ 50/- Date.....

Name :..... P.K. Chatterjee (Adv)

Address :..... Alipore Police Court

Vendor :..... KOL-70027

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

— Using R

— Using R



(1) **MR. KAILASH KUMAR AHUJA, (PAN: ACDPA4533H), Aadhaar No. 2288 8089 7201**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Plot No.33, Kirlampudi Layout, Opp. Lumbini Residency, Lawsons Bay Colony, Visakhapatnam – 530017, Andhra Pradesh, (2) **MR. DILIP KUMAR AHUJA, (PAN: ACPPD9239F), Aadhaar No. 3791 6859 8286**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at M-9, Vinayaka Sukh Villas, Opp Kanodia Cold Storage, Lukerganj, Allahabad, Prayagraj, Uttar Pradesh, Pin – 211001, (3) **MR. MANOHAR LAL AHUJA, (PAN: AJLPA6503E), Aadhaar No. 9885 5706 3945**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Krishna Apartment, P102, S N Roy Road, 3 No. Chatterjee Colony Sahapur, Near Merlin Jabakusum, Behala, Kolkata-700038, West Bengal, (4) **MRS. SHOBHA MANDHYAN, (PAN: ADUPM9808P), Aadhaar No. 5802 4291 9978**, daughter of Late Bhagchand Ahuja, by faith– Hindu, by occupation – Housewife, Nationality – Indian, residing at C/o. Jitendra Mandhyan, 5, Deshpriya Park Road, Tollygunge, VTC Kalighat, P.O. – Kalighat, Kolkata – 700026, West Bengal, (5) **MS. RITA SETH, (PAN: BDGPS6022L), Aadhaar No. 9873 5084 3390**, daughter of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Housewife, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal, (6) **MR. AJAY AHUJA, (PAN: ACXPA0048B), Aadhaar No. 5612 2047 8889**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal and (7) **SRI ARUN KUMAR AHUJA, (PAN: ACWPA0497R), Aadhaar No. 6852 0865 6031**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O.– Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal, hereinafter called and referred to as the “**OWNERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, successors-in-office and assigns) of the **ONE PART**. The Owner No. 2 herein **MR. DILIP KUMAR AHUJA** is being represented by his Constituted Attorney **MR. KAILASH KUMAR AHUJA, (PAN: ACDPA4533H), Aadhaar No. 2288 8089 7201**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Plot No.33, Kirlampudi Layout, Opp. Lumbini Residency, Lawsons Bay Colony, Visakhapatnam – 530017, Andhra Pradesh, by virtue of a Power of Attorney dated 23.06.2023 and the Owner No. 5 herein **MS. RITA SETH** is being represented by her Constituted Attorney **MR. ARUN KUMAR AHUJA, (PAN: ACWPA0497R), Aadhaar No. 6852 0865 6031**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, Prince Anwar Shah Road, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, District – 24 Parganas (South), by virtue of a Power of Attorney dated 14.06.2023,

vide Book No.I, Volume No. 1604-2023, pages from 222103 to 222117, Being No. 160407294 for the year 2023 of D.S.R. -IV, 24 Parganas (South) at Alipore.

AND

PENTARCH DESIGNS PRIVATE LTD. (PAN: AAACP7215R) (MOB : 9831023135) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, being Represented by its Director **SRI VINAY PURI, (PAN: AFWPP2859R), (AADHAAR NO. 2523 8586 5287), (MOB: 9831023135)**, son of Late Vinod Puri, by faith – Hindu, by occupation – Business, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045, duly empowered and authorized on that behalf by a resolution passed at the meeting of the Board of Directors held on 06th day of December'2022 and hereinafter referred to as the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and assigns) of the **OTHER PART**.

WHEREAS one Jugal Kishore Paul son of Late Dharmadas Paul was the absolute owner of 8 decimals land in Dag No. 3428, Khatian No. 1130, J.L. No.1, Mouza – Ariadaha Kamarhati, Touzi No. 697, R.S. No. 12 and land measuring 30 decimals more or less in Mouza - Ariadaha Kamarhati, J.L. No.1, Touzi No. 173, R.S. No. 12, Dag No. 697, under Khatian No.929 and Dag No. 3427 and 3429, under Khatian No.32, Sub-Registry Office Cossipore Dum Dum, P.S. Baranagar, District -24 Parganas, within the limits of Kamarhati Municipality.

AND WHEREAS said Jugal Kishore Paul sold, his said entire property to Sri Sailendra Nath Ghosh son of Late Rangalal Ghosh and Sambhu Nath Singh alias Sardar Natha Singh son of Late Jahar Singh, by way of Sale Deed dated 4th February, 1946, registered in the office of Sub-Registry Cossipore Dum Dum, 24 Parganas and recorded in Book No.I, Volume No.12, pages from 113 to 121, Being No.309 for the year 1946.

AND WHEREAS by virtue of Deed of Partition between Sailendra Nath Ghosh and Sambhu Nath Singh alias Sardar Natha Singh in equal shares and after final measurement the actual area of land got measuring about 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, got by said Sailendra Nath Ghose son of Ranga Lal Ghose, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.929 and C.S. Plot No.3428, appertaining to C.S. Khatian No.1130 and Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, and subsequently said Sailendra Nath Ghose mutated his name in the records of the settlement record and also Kamarhati Municipality Holding No.1868, being also Premises

No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North) and absolutely seized and possessed of the same by paying rates and taxes regularly. The said property occupied by the tenant Bhag Chand Ahuja son of Nichaldas Ahuja as non-agricultural land for more than 10 years.

AND WHEREAS while seized and possessed of the said property said Sailendra Nath Ghose sold, conveyed and transferred said said bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.929 and C.S. Plot No.3428, appertaining to C.S. Khatian No.1130 and Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No.1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North) unto and in favour of the said Bhag Chand Ahuja son of Nichaldas Ahuja, the Purchaser therein, by virtue of a Deed of Conveyance dated 29th September, 1965 at and for the total consideration mentioned therein and the said deed was duly registered in Sub-Registry Office, Dum Dum and recorded in Book No.I, Being No.8348 for the year 1965.

AND WHEREAS by virtue of regd. deed said Bhag Chand Ahuja became the sole and absolute owner of the said landed property and absolutely seized and possessed of the same by mutating his name in the records of the Kamarhati Municipality being Holding No.704, B.L. Gosh Road, also Premises No.44, Behari Lal Ghose Road, Ward No.8, under Assessment No.1202302692516) and erected two storied old dwelling house standing thereon and absolutely seized and possessed of the same by paying rates and taxes regularly.

AND WHEREAS while seized and possessed of the said property said Bhag Chand Ahuja died intestate on 01.08.2021, leaving behind five sons namely Kailash Kumar Ahuja, Dilip Kumar Ahuja, Manohar Lal Ahuja, Arun Kumar Ahuja and Ajay Ahuja and two daughters namely Shobha Mandhyan and Rita Seth as his heirs and legal representatives and the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law. The wife of deceased Bhag Chand Ahuja namely Gyani Ahuja predeceased on 04.04.2018.

AND WHEREAS by way of inheritance said Kailash Kumar Ahuja, Dilip Kumar Ahuja, Manohar Lal Ahuja, Arun Kumar Ahuja, Ajay Ahuja, Shobha Mandhyan and Rita Seth, the owners herein, became the joint owners of the said property and jointly seized and possessed of the same by mutating their names in the Municipal Assessment Registers bearing holding No. 704, Street B.L. Ghosh Road, Ward No.8, with Premises No.44, property address 44, B.L. Ghosh Road, Ariyadaha, Kolkata – 700057 and also mutated their names in the records of the B.L. & L.R.O. and by paying rates and taxes regularly and the said property free from all encumbrances.

AND WHEREAS to enjoy the said property by proper utilization said Kailash Kumar Ahuja, Dilip Kumar Ahuja, Manohar Lal Ahuja, Arun Kumar Ahuja, Ajay Ahuja, Shobha Mandhyan and Rita Seth, the owners herein, decided to develop their said property through a reputed Developer and after proactive discussions had with the Developer herein the Owners confirmed the Developer to do the necessary arrangements for construction of the new building consisting of several independent flats and car parking spaces on the said land being Holding No.704, B.L. Gosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station–Belghurria, Kolkata– 700057, within the limits of Kamarhati Municipality, Ward No.8, Dist. – 24 Parganas (North), morefully described in the **SCHEDULE 'A'** hereunder written.

AND WHEREAS the Developer herein has come forward and agreed/affirmed for construction of the building according to sanction building plan on the said property land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, together with two storied old dwelling house standing thereon each floor measuring about 1800 sq.ft., lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), morefully described in the **SCHEDULE 'A'** hereunder written, by construction of G+4 storied building thereon consisting of several independent flats, car parking space and commercial spaces thereon at the cost of the Developer herein and after proactive discussions between the parties hereto, both the parties hereto have agreed to develop the said property in the terms and conditions are as follows:

BEFORE EXECUTION OF THIS AGREEMENT THE OWNERS HAS REPRESENTED AND ASSURED TO THE DEVELOPER AS FOLLOWS:

1. That the said property is free from all encumbrances charges, liens, lispendence, attachments whatsoever and the same is occupied by the Owners.

2. That there is no notice of acquisition or requisition received or pending in respect of the said property morefully described in Schedule 'A' hereunder written.
3. The Owners further declare that since the said property is having an area of **ALL THAT** piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), together with structure thereon and the same is not attracted under Urban land Act under Section 27 (2) of the Urban Land (Ceiling and Regulations) Act 1976.
4. The Owners has declared to the Developer that the Owners has good marketable title in respect of the said property without any claim right title, interest of any person or persons therein and the Owners has absolute right to enter into any Agreement with the Developer and the Owners hereby undertakes to indemnify and keep the Developer indemnified against any third party's claim and demands whatsoever with regard to the title and Ownership of the Owners.
5. There is no other agreement in existence at present in respect of the said premises.

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

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning:-
 - a) **PREMISES** shall mean **ALL THAT** piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, together with two storied old pucca dwelling house standing thereon each floor measuring about 1800 sq.ft., lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises

No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), morefully and particularly described in the **SCHEDULE "A"** hereunder written.

- b) **BUILDING PLAN** : shall mean and include the plans, drawings and specification of the new building prepared by the architect sanctioned by the concerned authority including the Kamarhati Municipality for construction of the G+ Four storied building on the land of the said Premises being Holding No. 704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North) and shall include all sanctionable modifications and alternations that the architect may cause with the approval of the Kamarhati Municipality from time to time.
- c) **OWNERS** shall mean (1) **MR. KAILASH KUMAR AHUJA**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Plot No.33, Kirlampudi Layout, Opp. Lumbini Residency, Lawsons Bay Colony, Visakhapatnam – 530017, Andhra Pradesh, (2) **MR. DILIP KUMAR AHUJA**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at M-9, Vinayaka Sukh Villas, Opp Kanodia Cold Storage, Lukerganj, Allahabad, Prayagraj, Uttar Pradesh, Pin – 211001, (3) **MR. MANOHAR LAL AHUJA**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Krishna Apartment, P102, S N Roy Road, 3 No. Chatterjee Colony Sahapur, Near Merlin Jabakusum, Behala, Kolkata – 700038, West Bengal, (4) **MRS. SHOBHA MANDHYAN**, daughter of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Housewife, Nationality – Indian, residing at C/o. Jitendra Mandhyan, 5, Deshpriya Park Road, Tollygunge, VTC Kalighat, P.O. – Kalighat, Kolkata – 700026, West Bengal, (5) **MS. RITA SETH**, daughter of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Housewife, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal, (6) **MR. AJAY AHUJA**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal and (7) **SRI ARUN KUMAR AHUJA**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, District 24 Parganas (South) and include their respective legal heirs, successors and assigns.

- d) **DEVELOPERS** shall mean **PENTARCH DESIGNS PRIVATE LTD.** a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, being Represented by its Director **SRI VINAY PURI**, son of Late Vinod Puri, by faith – Hindu, by occupation – Business, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045 and its successors in office and assign.
- e) **NEW BUILDING** : Shall mean ground plus four storied building to be constructed on the said Premises being Holding No.704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), by the Developer in accordance with the Sanction plan or Plans to be prepared by the Registered Architect under the supervision and cost by the Developer.
- If the Developer get sanction from Kamarhati Municipality for construct any additional storey(s) or area(s), as may be planned and permitted in future, the additional area shall be apportioned as the same ratio 45:55 as mentioned above and the cost of construction of the extra area will be borne by the Developer.
- However, all the extra charges incurred for obtaining the sanction/regularization of additional floor shall be borne by the owner and the developer at the ratio of 45:55.
- f) **OWNERS'S ALLOCATION** shall means the 45% of the total sanctioned residential area out of which entire Second Floor and part of the First Floor in front portion and 45% of the total sanctioned commercial area of Ground Floor and First Floor in Front side of the G+ Four storied building constructed as per building plan to be sanction from the Kamarhati Municipality **TOGETHER WITH** undivided impartible proportionate share or interest in the land of the said Premises being Holding No. 704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), and right to use and enjoy the common areas, space, passages, parts and portions and amenities and facilities to be attached therewith, morefully described in the **SCHEDULE "B"** hereunder written.
- g) **BUILDING SANCTION PLAN** shall mean the Planner prepare the building plan of the proposed G+IV storied building to be constructed on the said premises being Holding No. 704, B.L. Ghosh Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas

(North), prior approval of the Owners to be submitted with the Kamarhati Municipality for sanction.

- h) **DEVELOPERS ALLOCATION** mean the 55% of the total sanctioned residential area out of which entire Third Floor and Entire Fourth Floor and part of First Floor in back portion and 55% of the total sanctioned commercial area of the Ground Floor and First Floor Front side of the G+ Four storied building constructed as per building plan to be sanction from the Kamarhati Municipality **TOGETHER WITH** undivided impartible proportionate share or interest in the land of the said Premises being Holding No. 704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), and right to use and enjoy the common areas, space, passages, parts and portions and amenities and facilities to be attached therewith, morefully described in the **SCHEDULE “C”** hereunder written save and except the Owners' allocation mentioned in clause (f) above, morefully described in the **SCHEDULE “C”** hereunder written.
2. That the Owners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intent and object that the Developer shall have the necessary copy of plans and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect as provided in the **SCHEDULE ‘A’** hereunder written.
3. That in the circumstances and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained herein and the obligation to be performed, fulfilled observed by the Owners and the Developers and in future consideration of the Owners having agreed to grant the exclusive right of development of the said premises to the Developers. It shall be the responsibility and obligation of the Developers to comply with the terms and conditions as follows:
- a) To commence the construction of the G+4 storied building immediately after receiving the sanction plan from the Kamarhati Municipality and after obtaining RERA Permission and upon delivery of vacant possession by demolishing the existing in the said premises from the Owners whichever is later and complete the said G+4 storied building within **36 months** with an extension of **6 months** from the date of commencement of construction of the building and the aforesaid time for completion of the building may be mutually extended to such time as the parties may agree in writing.

In case the completion of G+4 storied building is not done as per terms of this agreement after the extension period, the Developer shall pay a sum of **Rs.1,00,000/- (Rupees One Lakh) only** per month as demurrage for the defaulting period and if any additional floor sanctioned then extra time will be allowed accordingly.

- b) That the Owners shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the said G+4 storied building in favour of the Developers after delivery of possession of the Owners' allocation and consideration simultaneously on the same date.
4. That the Developer shall construct and complete the said G+4 storied building as per specification mentioned in the Schedule below and shall undertake full responsibility construction work to be done as per ISI code and best practices in trade. The Developer shall keep the record of cement cube test slump test etc. as per ISI code to ascertain control/ control the quality of work.
5. The Owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to its construction activities and for faulty and/or any other defect or default whatsoever and the Developer/Building shall keep the Owners fully indemnified at all times against any loss or damage which may be caused to the Owners or any one also due to any accident during construction out of any sanction plan by the Kamarhati Municipality or any construction and/or due to any other cause whatsoever.
6. At least one 1(year) performance guarantee from the date of handing over shall be given by the Developer for any substandard work done resulting in any civil work, damages etc. whatsoever and the same shall be repaired / replaced by the Developer at his own cost.
7. That in consideration of the Developer constructing the said G+4 storied building and the terms and conditions, contained in this Agreement and also performing the obligations to be fulfilled, the Developers shall get the Developer's Allocation in the said premises and the Developers shall keep the Owners fully indemnified for all times to come and for all purposes and consequences whatsoever in the matter of their owing and possessing their allocation quietly & peacefully.
8. **DEVELOPER AGREES:**
 - a) To incur all costs, charges and expenses for construction of the said G+4 storied building as per sanction plan from the Kamarhati Municipality prepared by the Registered Architect/L.B.S.

- b) *To complete the entire construction work of the proposed G+4 storied building in all respect and fully completed and for habitation in all sense of the terms with facilities and/or amenities attached thereto be and provided to the Owners described in the Schedule 'B' herein within 36 (Thirty Six) months from the date of sanction of building plan from the Kamarhati Municipality with an extension of 6 months.*
- c) *The Owners further agrees to make payment of rates and taxes or other outgoings in respect of the aforesaid property till the date of Sanction Plan and handing over the possession for construction and thereafter the Developer shall pay the taxes to the Kamarhati Municipality and/or other outgoing in respect of the aforesaid property.*
- d) *The Developer also agrees that from time to time the Owners and their authorized representatives shall have right of inspection of the construction of the proposed building without creating any disturbances or obstruction to the building, provided however the Owners or its authorized representatives shall have right to point out any defect or to give any suggestion to the developer of the G+4 storied building and the same shall be adhere to.*
- e) *The Developer soon after signing this Agreement and taking vacant possession in respect of the aforesaid property shall be liable to pay all rates and taxes in respect of the aforesaid property until handing over of the respective shares as per allocation.*

9. DEVELOPER'S OBLIGATION:

- a) *To construct and complete the said G+4 storied building with in all respects in terms of this agreement and also strictly in accordance with the sanction building plan and as per the specification within the specified time stated hereinabove which is made essence of this contract.*
- b) *To enjoy, negotiate and enter into agreement for sale with prospective buyer and accept advance and/or consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons it may desire without any interference from the Owners.*
- c) *The Developer will be entitled to enter into Agreement for sale and/or transfer the respective flats from its allocation in the G+4 storied building. At the time of execution of the Deed of Conveyance the Owners shall be a party on such deed along with the Developers.*
- d) *That the Developer has agreed to pay all the incidental charges during construction/completion of the said G+4 storied building. It is further made clear*

that the Owners shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developers allocation in the proposed building.

- e) That if the Developer fails to complete the construction of the said project within this period they shall have no right to transfer the said project to any other Developer or Developers without written permission from the Land Owners.

10. OWNERS AGREED:

- a) To sign and execute all necessary papers undertaking affidavit, documents, declaration deed, which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid instruments shall require to be approved by the Owners before the execution of this same.
- b) To comply all the terms and conditions by the Developer during construction period the Owners will co-operate with the Developer without any financial liabilities for completion of the G+4 storied building at the said premises being Holding No.704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), morefully described in the **SCHEDULE "A"** hereunder written.
- c) The Owners also agree to handover the copies of all the available, original title deed and other original documents to the Developer simultaneously with the execution of this Agreement and the same shall be retained by the developer until completion of the entire G+4 storied building and completed the sale of all the flats and other spaces thereto.

11. OWNERS HAS FURTHER AGREED as follows:

- a) Not to sell transfer alienate or encumber the premises so long this agreement shall remain in force and effect.
- b) Not to cause any obstruction or interference in the bonafide construction erection and completion of the said G+4 storied building on the said premises.
- c) To handover the vacant possession of the said premises including the existing two storied old dwelling house to the Developer and after sanction of building plan from the municipality the Owners will demolish the existing building by their own labour and instrument at their own costs and receive the salvages from the said premises the Developer shall co-operate with the same and for that the time required for delivery of vacant possession the Owners will be added with the period of completion.

- d) To execute Registered power of Attorney to the developer getting sanction plans to be prepared by the Registered Architect for construction of the said building and to enter into any Agreement for Sale and Deed of Sale in respect of Developer's Allocation in the said building at the said Premises being Holding No.704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), morefully described in the **SCHEDULE "A"** hereunder written.
- d) The Owners will pay all the arrears/rates and taxes to the Kamarhati Municipality till the date of execution of this agreement.
12. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to *FORCE MAJURE* like earthquake, civil commotion, unavailability of materials or other nature of calamity which would be beyond its control.
13. Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from either side as long as such disposal would not violate any provision of this Agreement.
- 14. MISCELLANEOUS:**
- (i) It shall be responsibility of the developer to obtain the Maximum possible space/area within the byelaws of the authorities concerned for the maximum exploitation of the value of the said property without altering the prepared building sanction plan.
- (ii) That by such delivery of the land/premises by the Owners to the Developer the Owners however shall not create any encumbrances and/or liens in respect of the property provided however the developer's exclusive right for development of the property shall not in any way be affected.
- (iii) All drawings structural, architecture designs, plumbing designs, electrical designs are to be given to Owners.
- (iv) After delivery of possession to the owners and the intending Purchasers they will form an association of all the owners at their own costs and expenses and for that the developer will assist or co-operate for the same.
- (v) **ARBITRATION CLAUSE :**
Any dispute has to be referred and solved by an Arbitration enforceable by law and the jurisdiction being Kolkata Courts.

THE SCHEDULE "A" ABOVE REFERRED TO:**(Description of the entire premises)**

ALL THAT piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, together with two storied old dwelling house standing thereon each floor measuring about 1800 sq.ft., lying and situated in portion of C.S. & R.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement R.S. Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No.1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being also Present Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), the entire property butted and bounded as follows:-

ON THE NORTH : By land in Dag No. 3430;

ON THE SOUTH : By 24ft. wide Behari Lal Ghosh Road;

ON THE EAST : By Premises No.54, B.L. Ghosh Road;

ON THE WEST : By land in Dag No. 3428;

THE SCHEDULE "B" ABOVE REFERRED TO:**(Owners' Allocation)**

ALL THAT the 45% of the total sanctioned residential area out of which entire Second Floor and part of the First Floor in front portion and 45% of the total sanctioned area of car parking space at the Ground Floor of the proposed G+ Four storied building constructed as per building plan to be sanction from the Kamarhati Municipality **TOGETHER WITH** undivided impartible proportionate share or interest in the land of the said Premises being Holding No. 704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), morefully mentioned and described in the **SCHEDULE 'A'** herein above and right to use and enjoy the common areas, space, passages, parts and portions and amenities and facilities to be attached therewith.

THE SCHEDULE "C" ABOVE REFERRED TO:**(Developer's Allocation)**

ALL THAT remaining 55% of the total sanctioned residential area out of which entire Third Floor and Entire Fourth Floor and part of First Floor in back portion and 55% of the total

sanctioned area of Car Parking Space at the Ground Floor of the proposed G+ Four storied building constructed as per building plan to be sanction from the Kamarhati Municipality **TOGETHER WITH** undivided impartible proportionate share or interest in the land of the said Premises being Holding No. 704, B.L. Ghosh Road, also Premises No.44, Behari Lal Ghose Road, Police Station – Belghurria, Kolkata – 700057, within the limits of Kamarhati Municipality, under Ward No.8, District – 24 Parganas (North), morefully mentioned and described in the **SCHEDULE 'A'** herein above and right to use and enjoy the common areas, space, passages, parts and portions and amenities and facilities to be attached therewith, morefully described in the **SCHEDULE "C"** hereunder written save and except the Owners' allocation mentioned in clause (f) above.

THE SCHEDULE "D" ABOVE REFERRED TO:

(The common areas and facilities)

- (a) The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stair, stair ways, entrance to and exit from the building to be constructed on the said land and intended for common use.
- (b) Installation of common services such as water sewerage (Septic line) etc. connected with Road.
- (c) Pump motor, pipes, ducts all apparatus and installations in the said building for common use.
- (d) Electric meter box under the stairs in the ground floor of the building, electrical wiring and fixtures etc.
- (e) Underground water reservoir and of the over head water tank.
- (f) Boundary Walls and main Gates.
- (g) Such other common parts areas equipments, installations, fixed rates, fittings and spaces in or about the said buildings as are necessary for passages user and occupation of the units in common.

THE SCHEDULE "E" ABOVE REFERRED TO:

Costs, expenses and outgoings and obligation for which all flat Owners are to contribute proportionately from the date of handover the physical possession of the Owners' allocation by the Developer after obtaining Completion Certificate from the concerned authority.

- a) *The expenses of maintaining, repairing, redecorating and renewing the main structures and in particulars the drainage system, sewers, rain water discharge arrangements water supply system and system of electricity to all common areas mentioned in the Schedule 'D' herein above.*
- b) *The expenses of repairing, maintaining, painting white washing and colour washing the main structures of the building including the exterior of the building and also the common areas of the building described in the Schedule 'D' above written.*
- c) *The cost of cleaning and lighting the entrance of the building the passage and space around the building lobby, corridors, stair case and other common areas.*
- d) *Salaries, wages, fees and remunerations of durwans, sweepers, plumbers, electricians, care takers or any other persons whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.*
- e) *Insurance premium of the building if any.*
- f) *Such other or further expenses as may be necessary or incidental for the proper maintenance and/or upkeep of the building and other common areas and facilities and conveniences.*

THE SCHEDULE "F" ABOVE REFERRED TO
SPECIFICATION ANNEXED HERETO

1. FOUNDATION :-

The foundations shall be reinforced cement concrete as per computerized design to be decided after soil test report, as per the structural engineer.

2. SUPER STRUCTURE :-

The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs. Cement to be used Ambuja/ Ultratech/ Laffarge Brand and steel shall be used Reshmi/Balaji/AIT OM (Durgapur).

3. WALLS :-

Walls of the building shall be 200mm thick brick walls on the external face and 125 Mm thick brick partition walls with cement sand mortar.

4. FINISHES :-

All internal surfaces to be plaster with cement sand mortar and finished with plaster of paris putting. All external walls to be plaster with waterproof cement sand mortar and painted with cement paint.

5. FLOORING :-

Flooring inside flats shall be (2x2) PGVT Vitrified tiles, staircases, lobbies shall be Marble. Toilet and kitchen shall have vitrified tiles antiskid tiles. Should use floor tiles of Prism/Nitco/AGL/Johnson brand of premium glazed vitrified tiles. Lobbies should be of marble 16 mm thick.

6. DOORS :-

All door – frames shall be of seasoned Malayasia Sal wood and treated hardwood. Shutter will be made of hot pressed factory made solid core phenol bounded flush doors.

Doors shall be 35 mm thick with oxidized steel hinges and tower bolts, doors Stoppers, godrej mortise lock.

7. WINDOWS :-

Windows Aluminium sliding with integrated grill.

8. TOILET FITTINGS :-

All toilets to have concealed plumbing for hot cold water to include one European WC wall hanging and one wash basin both in white and reputed make CP fitting Will include (3 concealed stopcock, 1 bibcock, 1 shower with arm all of Essco Continental series, Ceramic tile Prism/Nitco dado on walls upto 6ft.height to be provided.

Toilets should have antiskid tiles. All CP fittings should be Essco.

Exhaust fan provision has to be provided. Sufficient 15A & 5A switched to be provided.

9. KITCHEN FITTING /FIXTURE :-

R.C.C. preparation platform with Granite /Marble finish with stainless still sink to be provided along with floor washing arrangement. One CP bibcocks to be fitted together with concealed plumbing, kitchen shall have ceramic tile Prism/Nitco dado or any other tiles of 2' above the counters, kitchen flooring shall be of marble.

10. PARKING AREA :

Tiles should be heavy duty tiles and should be used in parking area.

11. ELECTRICAL INSTALLATIONS :-

Concealed copper wiring using ISI marked wires (Finolex or Havells) make upto points, switch boards, switches, distribution boards and MCB (Havells) but excluding fans and light fittings. A.C. Points in all rooms, area has to be provided. All bed rooms living and dining areas have two plug points, two light points, one fan point and sufficient no of extra 5A plug points. All electrical should be MDS/Cabtree /Anchor make.

12. WATER ARRANGEMENTS :-

Underground reservoir for K.M.C. water, one submersible pump for overhead water tank, land tube-well installation if permissible along with submersible pump, all interconnecting plumbing, valves and delivery pipe -lines to be installed.

13. LIFT :-

FIVE passengers lift of L.T. Elevators.

14. AMENITIES & FACILITIES :-

- (A) *Cable connection in Dining area shall be provided.*
- (B) *One Telephone point in each flat.*
- (C) *CESC Proportionate share will be divided for each flat at proportionate cost.*
- (D) *Common area lighting is to be provided.*
- (E) *Provision of septic tank if required.*
- (F) *Room on ground floor will have common toilet for servants & security Room.*
- (G) *Common Toilet at Ground Floor.*
- (H) *Earthing shall be provided for the building.*
- (I) *C.C. Camera in common area shall be provided.*
- (J) *Intercom facility for security.*

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

SIGNED SEALED AND DELIVERED

In the presence of

1. Maheshwar Bhagat,
162/B/324 6th Garden,
Kolkata - 700045.

2.

Suman Saran
Alipore Court
Kolkata - 700027

1. L. L. Ahuja (Kailash Kumar Ahuja)
for self and constituted attorney of
DILIP KUMAR AHUJA.

2. M. L. Ahuja (MANOHAR LAL AHUJA)

3. Shobha Moudhyan

4. Ajay Ahuja (AJAY AHUJA)

5. Arun Kumar Ahuja,
for self and constituted
attorney of Rita Seth.

SIGNATURE OF THE OWNERS

Pentarch Designs Pvt. Ltd.

Ujjay B. Director

SIGNATURE OF THE DEVELOPER

Drafted by:

P. K. Chatterjee
Advocate 4/8/88
Alipore Court,
Kolkata-700027

DEVELOPMENT POWER OF ATTORNEY

TO COMPLY ALL THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE SAID AGREEMENT for development in respect of the said property mentioned in the Schedule hereunder written the present Owners namely (1) **MR. KAILASH KUMAR AHUJA, (PAN: ACDPA4533H), Aadhaar No. 2288 8089 7201**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Plot No.33, Kirlampudi Layout, Opp. Lumbini Residency, Lawsons Bay Colony, Visakhapatnam – 530017, Andhra Pradesh, (2) **MR. MANOHAR LAL AHUJA, (PAN: AJLPA6503E), Aadhaar No. 9885 5706 3945**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Krishna Apartment, P102, S N Roy Road, 3 No. Chatterjee Colony Sahapur, Near Merlin Jabakusum, Behala, Kolkata – 700038, West Bengal, (3) **MRS. SHOBHA MANDHYAN, (PAN: ADUPM9808P), Aadhaar No. 5802 4291 9978**, daughter of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Housewife, Nationality – Indian, residing at C/o. Jitendra Mandhyan, 5, Deshpriya Park Road, Tollygunge, VTC Kalighat, P.O. – Kalighat, Kolkata – 700026, West Bengal, (4) **MR. AJAY AHUJA, (PAN: ACXPA0048B), Aadhaar No. 5612 2047 8889**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, West Bengal and (5) **SRI ARUN KUMAR AHUJA, (PAN: ACWPA0497R), Aadhaar No. 6852 0865 6031**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, P.A. Shah Road, P.O. – Lake Gardens, Police Station – Lake, Kolkata – 700045, herein intend to nominate, appoint and Constitute **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045, Director of **PENTARCH DESIGNS PRIVATE LTD. (PAN: AAECPT215R) (CIN NO. 23010600002754FDL) (MOB : 9831023135)** a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, as our true and lawful Constituted Attorney to do any act for us and on our behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That We (1) **MR. KAILASH KUMAR AHUJA, (PAN: ACDPA4533H), Aadhaar No. 2288 8089 7201**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Plot No.33, Kirlampudi Layout, Opp. Lumbini Residency, Lawsons Bay Colony, Visakhapatnam – 530017, Andhra Pradesh, (2) **MR. MANOHAR LAL AHUJA, (PAN: AJLPA6503E), Aadhaar No. 9885 5706 3945**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Krishna Apartment, P102, S N Roy Road, 3 No. Chatterjee Colony Sahapur, Near Merlin Jabakusum, Behala, Kolkata-700038, West Bengal, (3) **MRS. SHOBHA**

MANDHYAN, (PAN: ADUPM9808P), Aadhaar No. 5802 4291 9978, daughter of Late Bhagchand Ahuja, by faith- Hindu, by occupation - Housewife, Nationality - Indian, residing at C/o. Jitendra Mandhyan, 5, Deshpriya Park Road, Tollygunge, VTC Kalighat, P.O. - Kalighat, Kolkata - 700026, West Bengal, **(4) MR. AJAY AHUJA, (PAN: ACXPA0048B), Aadhaar No. 5612 2047 8889**, son of Late Bhagchand Ahuja, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 162A/146, P.A. Shah Road, P.O. - Lake Gardens, Police Station - Lake, Kolkata - 700045, West Bengal and **(5) SRI ARUN KUMAR AHUJA, (PAN: ACWPA0497R), Aadhaar No. 6852 0865 6031**, son of Late Bhagchand Ahuja, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 162A/146, P.A. Shah Road, P.O.- Lake Gardens, Police Station - Lake, Kolkata - 700045, West Bengal, do hereby appoint, nominate and Constitute **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 162/B/324 Lake Gardens, P.O. - Lake Gardens, Police Station-Lake, Kolkata-700045, Director of **PENTARCH DESIGNS PRIVATE LTD. (PAN: AAECF7215R) (CIN NO. 230106000327541DD)** (MOB : 9831023135) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station - Lake, Kolkata - 700045, to execute all or any of the following acts, deeds, things, and matter in respect of my said property as per terms of Development Agreement that to say:

1. To appoint engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
2. To sign, execute, register, affirm and verify any petitions applications, affidavit to Kamarhati Municipality, Declarations to Kamarhati Municipality, etc. and to sign on building Plan or Plans and other necessary documents of the Kamarhati Municipality, and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as our Attorney shall think fit and proper.
3. To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between our said firm and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
4. To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./ Kamarhati Municipality, Government authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/ premises.

5. To appoint appropriate persons, sign plans and enter into any negotiations, contracts and/or agreement for sale/ sale deed and/or leasing out portion or portions in respect of the developer's allocation of the said premises to any person or persons.
6. To give valid and affective receipts and discharges for all payments as may be received and/or realized by our said Attorneys from any person or persons in respect of developer's allocation.
7. To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
8. To enter into **agreement for sale for Developer's Allocation** and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the Deed of Conveyance in favour of the Purchaser or purchasers in respect of **Developer's Allocation** as mentioned in the Joint Development Agreement and to appear before the Registering Authority A.D.S.R., Cossipore Dum Dum, D.S.R. 24 Parganas (North) and A.R.A. Kolkata and to sign on the receipts issued by the Registering Authority.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we, could do the same as if personally present And we hereby agree and undertake to ratify and confirm all our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred upon, under any by virtue of this Deed.

SCHEDULE ABOVE REFERRED TO :

(Said Premises)

ALL THAT piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, together with two storied old dwelling house standing thereon each floor measuring about 1800 sq.ft., lying and situated in portion of C.S. & R.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement R.S. Khatian No.3416 and 3417, in Mouza – Ariadaha-Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, Holding No.1868, being premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being also present

Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), the entire property butted and bounded as follows:-

- ON THE NORTH :** By land in Dag No. 3430;
ON THE SOUTH : By 24ft. wide Behari Lal Ghosh Road;
ON THE EAST : By Premises No.54, B.L. Ghosh Road;
ON THE WEST : By land in Dag No. 3428;

IN WITNESSES WHEREOF we the above named have set and subscribed our hands on the 17th day of October, 2023.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Maheshwar Bhagat.
162/B/324 Lake Garden
Kolkata - 700045.
2. Surpan Sarson.
Alipore court
Kolkata - 700027.

1. Kailash Kumar Arceps--
2. M. L. Dey (MANOHAR LAL HADY)
3. Ajay Khosla
4. Shobha Mandhyan
5. Arun Kumar Arceps.

SIGNATURE OF EXECUTANTS

Pentarch Designs Pvt. Ltd.

Umapati

Director

SIGNATURE OF ATTORNEYS

Drafted by:

P.K. Chatterjee
 Advocate *23/10/23*
 Alipore Court
 Kolkata-700027.

Printed by:

Sabarna
 Alipore Court,
 Kolkata - 700 027.



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

NAME :

SIGNATURE :



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

NAME : ...KAILASH KUMAR AHUJA...

SIGNATURE : ...Kailash Kumar Ahuja...



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

NAME : ...MANOHAR LAL AHUJA...

SIGNATURE : ...M. L. Ahuja...



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

NAME : ...SHOBHA MANDHYAN...

SIGNATURE : ...Shobha Mandhyan...



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

NAME :

SIGNATURE :



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

NAME : AJAY AHUJA

SIGNATURE : Ajay Ahuja



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

NAME : ARUN KUMAR AHUJA

SIGNATURE : Arun Kumar Ahuja



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

NAME : VINAY PURI

SIGNATURE : Vinay Puri



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



061020232024908361

GRIPS Payment Detail

GRIPS Payment ID:	061020232024908361	Payment Init. Date:	06/10/2023 18:38:39
Total Amount:	40048	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3523805350713	BRN Date:	06/10/2023 18:40:21
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	VINAY PURI
Mobile:	9748348206

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240249083628	Directorate of Registration & Stamp Revenue	40048
Total			40048

IN WORDS: FORTY THOUSAND FORTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240249083628

GRN Details

GRN:	192023240249083628	Payment Mode:	SBI Epay
GRN Date:	06/10/2023 18:38:39	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3523805350713	BRN Date:	06/10/2023 18:40:21
Gateway Ref ID:	202327951069865	Method:	State Bank of India New PG CC
GRIPS Payment ID:	061020232024908361	Payment Init. Date:	06/10/2023 18:38:39
Payment Status:	Successful	Payment Ref. No:	2002551548/1/2023
		[Query No*/Query Year]	

Depositor Details

Depositor's Name:	VINAY PURI
Address:	162/B/324, LAKE GARDENS KOLKATA, West Bengal, 700045
Mobile:	9748348206
Contact No:	9831023135
Depositor Status:	Buyer/Claimants
Query No:	2002551548
Applicant's Name:	Mr P R Roy
Identification No:	2002551548/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	06/10/2023
Period To (dd/mm/yyyy):	06/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002551548/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2002551548/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				40048

IN WORDS: FORTY THOUSAND FORTY EIGHT ONLY.



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022002551548/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Kailash Kumar Ahuja 33, Kirlampudi Layout Opp Lumbini Residency, City:- , P.O:- Lawsons Bay Colony, P.S:-VSP TOWN 2 L & O, District:- Visakhapatnam, Andhra Pradesh, India, PIN:- 530017	Land Lord		10622 	Kailash Kumar Ahuja 17/10/2023
2	Mr Manohar Lal Ahuja Krishna Paratment P102, S N Roy Road, 3, Chatterjee Colony Sahapur, City:- , P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700038	Land Lord		10623 	M. L. Ahuja 17.10.2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Shobha Mandhyan C/o Jitendra Mandhyan 5, Deshpriya Park Road, City:- P.O:- Vtc Kalkata, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord		10624 	Shobha Mandhyan 17/10/2023
4	Mr Ajay Ahuja 162A/146, P.A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Land Lord		10625 	Ajay Ahuja 17/10/2023
5	Shri Arun Kumar Ahuja 162A/146, P.A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Land Lord		10626 	Arun Kumar Ahuja 17-10-2023
6	Mr Kailash Kumar Ahuja 33, Kirlampudi Layout Opp Lumbini Residency, City:- , P.O:- Lawsons Bay Colony, P.S:-VSP TOWN 1 L & O, District:- Visakhapatnam, Andhra Pradesh, India, PIN:- 530017	Attorney of Land Lord [Mr Dilip Kumar Ahuja]			Kailash Kumar Ahuja 17/10/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Arun Kumar Ahuja 162A/146, P A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Attorney of Land Lord [Mrs Rita Seth]			 17-10-2023
8	Mr Vinay Puri 162/B/324, Lake Gardens, City:- , P.O:- Lake Gardns, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Represent ative of Developer [Pentarch Designs Private Limited]		10621 	 17/10/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Kailash Kumar Ahuja, Mr Manohar Lal Ahuja, Mrs Shobha Mandhyan, Mr Ajay Ahuja, Shri Arun Kumar Ahuja, Mr Kailash Kumar Ahuja, Mr Arun Kumar Ahuja, Mr Vinay Puri			 17/10/23

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1902-15427/2023	Date of Registration	03/11/2023
Query No / Year	1902-2002551548/2023	Office where deed is registered	
Query Date	06/10/2023 1:09:56 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,73,74,408/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,070/- (Article:48(g))		Rs. 112/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Beharilal Ghosh Road, Mouza: Ariadaha, Premises No: 44, , Ward No: 8 JI No: 0, Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3427	RS-3416	Bastu	Bastu	4066.5 Sq Ft		74,72,204/-	Width of Approach Road: 24 Ft.,
L2	RS-3429	RS-3417	Bastu	Bastu	4066.5 Sq Ft		74,72,204/-	Width of Approach Road: 24 Ft.,
		TOTAL :			18.6382Dec	0 /-	149,44,408 /-	
		Grand Total :			18.6382Dec	0 /-	149,44,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3600 Sq Ft.	0/-	24,30,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3600 sq ft	0 /-	24,30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kailash Kumar Ahuja Son of Late Bhagchand Ahuja 33, Kirlampudi Layout Opp Lumbini Residency, City:- , P.O:- Lawsons Bay Colony, P.S:-VSP TOWN 2 L & O, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxx3h, Aadhaar No: 22xxxxxxxx7201, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence
2	Mr Dilip Kumar Ahuja Son of Late Bhagchand Ahuja M-9 Vinayaka Villas Opp Kanodia Cold Storage, City:- , P.O:- Lukerganj Allahabad Prayagraj, P.S:-ALLAHABAD, District:-Allahabad, Uttar Pradesh, India, PIN:- 211001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxx9f, Aadhaar No: 37xxxxxxxx8286, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Manohar Lal Ahuja Son of Late Bhagchand Ahuja Krishna Paratment P102, S N Roy Road, 3, Chatterjee Colony Sahapur, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ajxxxxx3e, Aadhaar No: 98xxxxxxxx3945, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence
4	Mrs Shobha Mandhyan Daughter of Late Bhagchand Ahuja C/o Jitendra Mandhyan 5; Deshpriya Park Road, City:- , P.O:- Vtc Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: adxxxxx8p, Aadhaar No: 58xxxxxxxx9978, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence
5	Mrs Rita Seth Daughter of Late Bhagchand Ahuja 162A/146, P.A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bdxxxxx2l, Aadhaar No: 98xxxxxxxx3390, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mr Ajay Ahuja Son of Late Bhagchand Ahuja 162A/146, P.A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxx8b, Aadhaar No: 56xxxxxxxx8889, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence
7	Shri Arun Kumar Ahuja Son of Late Bhagchand Ahuja 162A/146, P.A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxx7r, Aadhaar No: 68xxxxxxxx6031, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pentarch Designs Private Limited 162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kailash Kumar Ahuja Son of Late Bhagchand Ahuja 33, Kirlampudi Layout Opp Lumbini Residency, City:- , P.O:- Lawsons Bay Colony, P.S:-VSP TOWN 1 L & O, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx3h, Aadhaar No: 22xxxxxxxx7201 Status : Attorney, Attorney of : Mr Dilip Kumar Ahuja
2	Mr Arun Kumar Ahuja Son of Late Bhagchand Ahuja 162A/146, P A Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx7r, Aadhaar No: 68xxxxxxxx6031 Status : Attorney, Attorney of : Mrs Rita Seth

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vinay Puri (Presentant) Son of Late Vinod Puri 162/B/324, Lake Gardens, City:- , P.O:- Lake Gardns, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx9r, Aadhaar No: 25xxxxxxxx5287 Status : Representative, Representative of : Pentarch Designs Private Limited (as Directors)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr Kailash Kumar Ahuja, Mr Manohar Lal Ahuja, Mrs Shobha Mandhyan, Mr Ajay Ahuja, Shri Arun Kumar Ahuja, Mr Kailash Kumar Ahuja, Mr Arun Kumar Ahuja, Mr Vinay Puri

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kailash Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
2	Mr Dilip Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
3	Mr Manohar Lal Ahuja	Pentarch Designs Private Limited-1.3313 Dec
4	Mrs Shobha Mandhyan	Pentarch Designs Private Limited-1.3313 Dec
5	Mrs Rita Seth	Pentarch Designs Private Limited-1.3313 Dec
6	Mr Ajay Ahuja	Pentarch Designs Private Limited-1.3313 Dec
7	Shri Arun Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Kailash Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
2	Mr Dilip Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
3	Mr Manohar Lal Ahuja	Pentarch Designs Private Limited-1.3313 Dec
4	Mrs Shobha Mandhyan	Pentarch Designs Private Limited-1.3313 Dec
5	Mrs Rita Seth	Pentarch Designs Private Limited-1.3313 Dec
6	Mr Ajay Ahuja	Pentarch Designs Private Limited-1.3313 Dec
7	Shri Arun Kumar Ahuja	Pentarch Designs Private Limited-1.3313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kailash Kumar Ahuja	Pentarch Designs Private Limited-514.28571400 Sq Ft
2	Mr Dilip Kumar Ahuja	Pentarch Designs Private Limited-514.28571400 Sq Ft
3	Mr Manohar Lal Ahuja	Pentarch Designs Private Limited-514.28571400 Sq Ft
4	Mrs Shobha Mandhyan	Pentarch Designs Private Limited-514.28571400 Sq Ft
5	Mrs Rita Seth	Pentarch Designs Private Limited-514.28571400 Sq Ft
6	Mr Ajay Ahuja	Pentarch Designs Private Limited-514.28571400 Sq Ft
7	Shri Arun Kumar Ahuja	Pentarch Designs Private Limited-514.28571400 Sq Ft

Endorsement For Deed Number : I - 190215427 / 2023

On 07-10-2023

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 1,73,74,408/-



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 17-10-2023

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

Presented for registration at 18:31 hrs on 17-10-2023, at the Private residence by Mr Vinay Puri ,.

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

Execution is admitted on 17/10/2023 by 1. Mr Kailash Kumar Ahuja, Son of Late Bhagchand Ahuja, 33, Kirlampudi Layout Opp Lumbini Residency, P.O: Lawsons Bay Colony, Thana: VSP TOWN 2 L & O, , Visakhapatnam, ANDHRA PRADESH, India, PIN - 530017, by caste Hindu, by Profession Business, 2. Mr Manohar Lal Ahuja, Son of Late Bhagchand Ahuja, Krishna Paratment P102, S N Roy Road, 3, Chatterjee Colony Sahapur, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 3. Mrs Shobha Mandhyan, Daughter of Late Bhagchand Ahuja, C/o Jitendra Mandhyan 5, Deshpriya Park Road, P.O: Vtc Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mr Ajay Ahuja, Son of Late Bhagchand Ahuja, 162A/146, P.A Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 5. Shri Arun Kumar Ahuja, Son of Late Bhagchand Ahuja, 162A/146, P.A Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business
Indetified by Mr Swapan Sardar, , , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-10-2023 by Mr Vinay Puri, Directors, Pentarch Designs Private Limited (Private Limited Company), 162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

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

Executed by Attorney

1. Execution by Mr Kailash Kumar Ahuja, , Son of Late Bhagchand Ahuja, 33, Kirlampudi Layout Opp Lumbini Residency, P.O: Lawsons Bay Colony, Thana: VSP TOWN 1 L & O, , Visakhapatnam, ANDHRA PRADESH, India, PIN - 530017, by caste Hindu, by profession Business as constituted attorney for Mr Dilip Kumar Ahuja M-9 Vinayaka Villas Opp Kanodia Cold Storage, P.O: Lukerganj Allahabad Prayagraj, Thana: ALLAHABAD, , Allahabad, UTTAR PRADESH, India, PIN - 211001 is admitted by him

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

2. Execution by Mr Arun Kumar Ahuja, , Son of Late Bhagchand Ahuja, 162A/146, P A Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Business as constituted attorney for Mrs Rita Seth 162A/146, P.A Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045 is admitted by him

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

fin2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 19-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112.00/- (E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2023 6:40PM with Govt. Ref. No: 192023240249083628 on 06-10-2023, Amount Rs: 28/-, Bank: SBI
EPay (SBlePay), Ref. No. 3523805350713 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by by online = Rs 40,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2023 6:40PM with Govt. Ref. No: 192023240249083628 on 06-10-2023, Amount Rs: 40,020/-, Bank:
SBI EPay (SBlePay), Ref. No. 3523805350713 on 06-10-2023, Head of Account 0030-02-103-003-02

fin2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 03-11-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112.00/- (E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 35898, Amount: Rs.50.00/-, Date of Purchase: 27/09/2023, Vendor name: S Das

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 550369 to 550409
being No 190215427 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.17 11:44:59 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 17/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.