9700/2024 I-08428/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AS 300279

11/07/24 21782000/24

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

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

Additional Registrar of Assurances-II Kolkata

A.R.A. II

11 JUL 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 11th day of July Two Thousand Twenty Four (2024)

BETWEEN

021254 16 MAY 2024

SL. NO. .....DT.....

NAME.....B. C. LAHIRI (ADV.)
Alipore Judges Court

ADDRESS.....Kolkata - 700027

.....

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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1. **GOLDLINE WRITING INSTRUMENT LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 60A,Chowringhee Road, 2nd Floor, P.O. & P.S. Bhawanipore, Kolkata 700020, (PAN:AABCG7408G; CIN: U36991WB1997PLC085813),

2. **PRIYANKA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor,P.O. G.P.O Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AADCP5794L; CIN: U45201WB2005PTC103395),

3. **SOMU REAL ESTATE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AAJCS0147A; CIN: U45201WB2005PTC103391),

4. **BOTHRA PROPERTIES PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AACCB6241M; CIN: U45201WB2005PTC103318)

5. **PRATICK ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AADCP5793P; CIN: U45201WB2005PTC103322),

6. **MINU DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AAECM2764N; CIN: U45201WB2005PTC103393),

7. **SUMER ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No 8B, Lal Bazar Street, 3rd Floor,P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AAJCS0146B; CIN: U45201WB2005PTC103320),

8. **JISHU DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor,P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AABCJ5465G; CIN: U45201WB2005PTC103396),

9. **SANJAY ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AAJCS0145C; CIN: U45201WB2005PTC103389),

10. **RUP REKHA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AADCR0132Q; CIN: U45201WB2005PTC103398),

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11. **SHASHANK REAL ESTATES PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AAJCS0143E; CIN: U45201WB2005PTC103392),

12. **ALOK ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No.8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AAFCA2194K; CIN: U45201WB2005PTC103394),

13. **AKSHAT ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001, (PAN:AAFCA2193Q; CIN: U45201WB2005PTC103323) ,

14. **HIRA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No8B, Lal Bazar Street, 3rd Floor,P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001,(PAN:AABCH5613C; CIN: U45201WB2005PTC103340),

all 1 to 14 being represented by their Authorized Signatory Mr. Siddhartha Basu (PAN: BFQPB7133D and Aadhaar No. 600637572673) son of Mr. Kalipada Basu, by occupation Service, presently residing at premises No.35, Sarat Pally, South 24 Parganas, Garia, P.O. & P.S. Garia, Kolkata – 700084, pursuant to the Board Resolution dated 11th June, 2024 for Owner (1) and Board Resolution dated 3rd June, 2024, for Owners (2) to (14)

15. **JHABAK DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor, P.O. G.P.O. Kolkata, P.S. Hare Street, Kolkata 700001 (PAN:AABCJ5463A;CIN: U45201WB2005PTC103319) represented by its Director Mr. Siddhartha Basu (PAN:BFQPB7133D and Aadhaar No. 600637572673) son of Mr Kalipada Basu, by occupation Service, presently residing at premises No.35, Sarat Pally, South 24 Parganas, Garia, P.O. & P.S. Garia, Kolkata – 700084, pursuant to the Board Resolution dated 3rd June, 2024,

- hereinafter collectively referred to as "the **OWNERS / LAND OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-interest) of the **ONE PART:**

AND

SACHIVAA REAL ESTATE PRIVATE LIMITED, (PAN ABMCS2301L) (CIN U68100WB2023PTC266544),a company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at 94 Phears Lane, 4th Floor, Bowbazar, P.O. & Police Station-Kolkata, Kolkata 700012, represented by its Authorised Signatory, Rajat Agarwal (PAN: AHVPA8761E), (AADHAAR No.205800661407) son of Sri Vijay Kumar Agarwal, by occupation Business, by Nationality-Indian, residing at No.33, Tollygunj Circular Road, P.O. and P.S.New Alipore, Kolkata 700053,pursuant to the Board Resolution dated 26th April, 2024,

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hereinafter called "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors or successors-in-interest) of the **OTHER PART:**

WHEREAS:

A. **Property:** The Owners are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **All Those** the various pieces and Parcels of Rayati Sthitiban Sattwa landed property measuring about 173.9 Decimals more or less situate lying and comprised in L.R. Dag Nos.4117, 4118, 4119, 4120, 4121, 4122 and 4123 corresponding to R.S. Dag Nos. 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1718, and 1719, recorded in L.R. Khatian Nos.10790, 10791, 10792, 10793 10794, 10795, 10796, 10798, 10799, 10800, 10802, 10803, 10804, 10805, 10885 (in the names of the fifteen Owners), all in Mouza Bhadrakali, J.L. No.109 (previously 9), and being Premises No.35B, G.T. Road, P.S. Uttarpara, within Uttarpara Kotrung Municipality, under Sub-Registration office Serampore, District-Hooghly, fully described in the **First Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property / said Premises**", absolutely and forever.

B. **Devolution of title:** Devolution of title of the **Owners** to the **said Property** is set forth in the **Second Schedule** hereunder written.

C. **Representations and Warranties of Owners:** The Owners hereby represent to the Developer as follows:

(i) **Ownership:** The Owners are the full and absolute lawful owners of the said Property and have good and marketable title thereto.

(ii) **Mutation& Conversion:** The said Property has been mutated in the names of the Owners in the records of the concerned B.L. & L.R.O. and the Uttarpara Kotrung Municipality and the same is presently recorded as "Bahutal Abasan". However, if any part is found to be not mutated or converted, the same shall be completed by the Developer and cost towards the same shall be shared in the ratio of 50:50 between them.

(iii) **Free From All Encumbrances:** That the said Property is free from all encumbrances mortgages charges liens lispendens attachments debutters trusts wakfsbenami transaction uses leases tenancies thika tenancies licenses occupancy rights bargadarsbhagchasisvestings claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever and the Owners have been exercising rights of ownership and possession without any hindrance or objection and that the said Property is not subject to any right of residence or maintenance under any testamentary disposition settlement or other documents or any right of way water light support drainage or any other easement with any person or property, any restrictive covenant and that no

person or persons has ever claimed title to the said Property or any part thereof adversely to the Owners or their predecessors-in-title.

(iv) **Possession:** That the entirety of the said Property is in lawful vacant physical khas possession of the Owners.

(v) **No Previous Agreement:** There is no subsisting negotiation and/or agreement with any person or persons for sale or transfer or lease or development or otherwise of the said Property and the Owners confirm that they shall not, during the subsistence of this agreement, enter into any negotiation or agreement at any time hereafter save with the Developer.

(vi) **No Power of Attorney:** The Owners have not executed any Power of Attorney in respect of the said Property for any purpose whatsoever in favour of any person, and the Owners confirm that they shall not execute any such power of attorney at any time hereafter save in favour of the Developer and/or its nominees.

(vii) **Owners have Authority:** The Owners have good and full right, power and authority to enter into this Agreement and to comply with their obligations herein.

(viii) **No Prejudicial Act:** The Owners have not done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

(ix) **Original Title Documents:** All original documents of title in respect of the said Property (**"Original Title Documents"**)are in the exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same and the Owners have not created any charge or mortgage by depositing the title deeds or any of them or otherwise;

(x) **Resolution and General Meeting:** The respective Board of Directors of each of the land owning Companies in their respective Board Meetings have unanimously passed Resolutions for development of the said Property on the terms herein contained.

(xi) **No dispute between the Companies and their respective shareholders:** That there is no dispute between the respective land-owning Companies and their respective shareholders or amongst the share-holders thereof relating to or concerning any matters or affairs or property of the Owners.

(xii) **No impediment in entering into this agreement:** That there is no impediment or restriction of any nature whatsoever in the Owners entering into this agreement or in the Owners' transferring or conveying the land comprised in the said Property in terms of this agreement.

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(xiii) that each of the representations, warranties and undertakings of the Owners contained herein and/or recorded anywhere in this Agreement are true and correct and shall survive and subsist at all times (notwithstanding the termination of this Agreement);

(xiv) that all information provided by the Owners to the Developer on or before the execution of this Agreement continues to be true, complete and accurate in all respects and not misleading in any manner, and further nothing has occurred since the time such information was given that could result in any such information becoming untrue or only partially true in any respect.

D. **Representations and Warranties of Developer:** The Developer hereby represent to the Owner as follows:

i. The Developer have inspected the said Property as also photo copies of the title deeds and other documents and papers concerning the said Property as provided by the Owners and based on such documents the Developer is prima facie satisfied about the title of the Owners.

ii. that the Developer is competent to execute, implement and complete the Project, and further the Developer and its constituents have the necessary expertise and technical know-how and financial ability and sufficiency to so execute, implement and complete the Project in accordance and by complying with the Applicable Laws and in terms of this Agreement;

iii. that there is no impediment or restriction of any nature whatsoever in the Developer entering into this agreement;

iv. that each of the representations, warranties and undertakings of the Developer contained herein and/or recorded anywhere in this Agreement are true and correct and shall survive and subsist at all times (notwithstanding the termination of this Agreement); and

v. that all information provided by the Developer to the Owners on or before the execution of this Agreement continues to be true, complete and accurate in all respects and not misleading in any manner, and further nothing has occurred since the time such information was given that could result in any such information becoming untrue or only partially true in any respect.

E. The Owners and the Developer have mutually decided to take up the Project, i.e. the development of the said Property by construction of the New Building/s thereat and commercial exploitation thereof in the manner contained in this Agreement, with the main crux being that development at and construction of New Building/s at the said Property shall be made by the Developer at its own costs and expenses and the revenues arising from

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sale and transfer of the Saleable Spaces shall be shared by the Owners and the Developer as hereinafter mentioned.

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

1. **Appointment:** The Owners do hereby appoint the Developer as the developer of the said Property and irrevocably permit and grant exclusive right to the Developer to develop the said Property by constructing New Building/s thereat for mutual benefit and for the consideration and on the terms and conditions herein contained. The Developer hereby accepts the said appointment by the Owners on the terms and conditions herein contained.

1.1 The rights granted to the Developer to develop the said Property shall not be revoked by the Land Owners so long the Developer is not in default of its obligations hereunder, without prejudice to the rights of the Developer to rectify the defaults, if any, within a reasonable period of time after receiving prior notice in writing from the Land Owners informing the Developer of the nature of the default and suggested remedial measures to be taken. However, such reasonable period shall not be beyond 180 days.

2. **Title not to be affected:** TheLand Owners will ensure that the title of the Land Owners to the said Property is and continues to remain good and marketable and free from all encumbrances till the Completion of the Project (as defined in this Agreement) and sale and transfer of all Saleable Spaces, subject to the Developer making repayment of loans, if any obtained from construction on the said Property. In this regard the Land Owners shall not do any act, deed or thing whereby the rights title and interest of the Owners to the said Property are affected during the currency of this agreement. If any encumbrance or liability is found in respect of the said Property or on the title or any statutory or other liability is found to be due in respect thereof, the Owners shall clear the same. If any encumbrance or liability arises in respect of the said Property due to any act or omission of the Developer, the Developer shall clear the same at its own cost.

3. In this agreement, the term "**Saleable Spaces**" shall mean and include shops, offices, flats, units (whether residential or non-residential), Parking spaces / rights, roof, club, recreation center, proportionate share in land and/or common areas and all other areas properties benefits rights and/or spaces capable of being sold or transferred or let out or is a source of any revenue in any manner whatsoever.

   It is clarified that Saleable Spaces shall also include all commercial and other benefits accruing / derivable from the New Building/s and the Premises, such as hoardings, signages, bill-boards etc., and not specifically mentioned or dealt with herein.

4. **Possession:** Upon execution of this Agreement, the legal possession of the said Property shall remain joint between the Parties hereto and the

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Developer shall be entitled to enter upon the said Property for purposes connected to this agreement for development and construction and for taking steps for the purpose of the Project including for measurement, planning, soil testing, etc. and construction of the New Building/s. The Developer shall be responsible to secure the said Property by deploying security guards at its cost and shall put up necessary fences, walls etc. and ensure that the said Property continues to remain secured and free from any encroachment whatsoever.

5. **Documents of title** :Immediately after the execution hereof, the Original Title Documents of the said Property shall be kept presently in the custody of the Owner who shall keep the same safe un-obliterated and uncancelled and shall produce the same before the Developer or its agents and/or any person or authority authorised by the Developer and also permit to be examined, inspected and given in evidence and also furnish true or attested or otherwise copies of or extracts or abstracts from the same as may be reasonably required by the Developer. Further, in case the Original Title Documents of the said Property are required to be deposited with any bank / financial institution / NBFC to enable the Developer to obtain loans / finances by creating charge over Developer's share in the revenue as contained herein-below, then the same shall be released by the Escrow Agent to such bank / financial institution / NBFC as directed by the Developer. Upon completion of the Project, the Original Title Documents of the said Property shall be handed over to the Association of Flat Buyers.

6. **Undertake Development:** The Developer shall undertake the work of development at the said Property after sanction of the Plan and all necessary permissions and clearances having been obtained and there being no fetters with regard thereto. All costs charges and expenses for development shall be borne paid and discharged by the Developer only. The Developer shall ensure compliance of all Applicable Laws in course of Development at the Said Property and shall be responsible for safety, security, sanitation of the labourers and the Property and any breach thereof shall be to the sole account of the Developer only.

7. The Developer shall at its own costs and expenses be responsible for the following, for which the Owners shall render all assistance and co-operation and sign execute and deliver all papers and documents as be required by the Developer therefor:

   a) obtaining permission/no objection from the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976;

   b) obtaining permissions, clearances, sanction, NOC etc., and approvals required in connection with sanction of the plan and for execution of the Project;

   c) levelling of land, if required and take all steps for timely construction at the said Property in accordance with Plan to be sanctioned by the concerned Authority;

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d) execute the Project in a timely manner in terms of this agreement;

e) due compliances of all statutory requirements and applicable laws for the time being in force related to construction;

f) endeavor to utilise the maximum permissible FAR (Floor Area Ratio);

g) take and maintain such insurance policies as may be required for carrying out the Development at the said Property including those required under WBRERA and Rules framed thereunder;

h) maintaining and guarding the said Property

i) promoting the Project;

j) taking all usual steps as a developer is required to take in such development projects;

8. In case of demolition of any structures at the said Property, the same would be carried out by the Developer. The cost of demolition shall be met out of the amount realized against sale of debris. Any excess realization against sale of debris (after setting off the cost of demolition) shall be shared by the Owners and Developer equally and any shortfall to meet the cost of demolition shall be borne by the Developer.

9. **Plan:** For the purpose of development, the Developer at its own costs and expenses shall prepare and have sanctioned from the concerned authorities the building plan for construction of residential and/or commercial and/or mixed use building/s at the said Property. The proposed plan will be shared with the Owners.

9.1 **Sanction Fee etc.:** The sanction fee and sanction related expenses shall be borne and paid by the Developer.

10. **Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect(s) and other consultants in connection with construction work of the Project at the said property. All fees, costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.

11. **Commencement of Construction:** With regard to time of commencement of the Project at the said Property, it has been agreed between the Parties that the Developer shall commence the construction work of the New Building/s within **6 (six) months** of - (i) the final sanction of the Plan by the concerned authorities and(ii) obtaining of all Approvals necessary for development, including those required under The West Bengal Real Estate(Regulation and Development) Act, 2021(WBRERA) or any other applicable laws; and there being no fetters or embargo on the Developer in commencing development(**Commencement Date**).

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11.1 **Completion:** The Developer shall construct, erect and complete the Project as per specifications set out in the **Third Schedule** hereunder written withina period of **48 (forty-eight)**months from the Commencement Date with an additional Grace Period of another **12 (twelve)** months **(Completion Time/ Completion Date)**. The aforesaid Commencement Date and Completion Time shall be subject to Force Majeure and other reasons beyond the control of the Developer. It is clarified that that the aforesaid Grace Period of 12 months is split in Two parts - i.e. within the First 6 months period of the aforesaid Grace Period, the Developer shall obtain the certificate of the Architect certifying the Completion and also make application to the concerned municipal authorities for issuance of the completion certificate; and within the Second 6 months period of the aforesaid Grace Period, the Developer shall obtain the completion certificate from the concerned municipal authorities.

11.2 Time is the essence of this contract.

11.3 In the event that the Developer is unable to complete the construction of the Project within the Completion Time aforesaid, then the Developer shall be liable to pay interest at the rate of 15% p.a. to the Owners on the Owner's Share of Gross Sale Proceeds in respect of Unsold Units.

12. **Powers And Authorities:** For obtaining orders and permissions for sanction / modification / amendment / alteration etc. of the Plan and undertaking development and construction at the said Property, and for taking bookings, making allotments, entering into agreements for sale transfer and disposal of the Saleable Spaces, the Developer shall have all rights powers and authorities. The Owners and Developer will jointly execute all agreements and deeds related to the sale transfer and disposal of all or any Saleable Space. The Developer shall have the power and authority to sign any allotment, agreements on behalf of the Owner.

12.1 **Pursue Sanction etc.:** With effect from the date hereof, the Developer shall be at liberty to and duly authorised and empowered to pursue the matters with regard to sanction /modification / amendment / alteration etc., of the Plan and construction, development and commercial exploitation of the said Property in the manner herein agreed, including appointment of architects, engineers etc.

12.2 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the said Property. The recurring charges for such temporary as also existing connections will be paid by the Developer till the New Building/s is ready to the extent necessary for handing over the possession.

12.3 **Quotas:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Building/s.

12.4 **No Obstruction:** The Owners agree and covenant with the Developer that the Owners shall extend their full co-operation and will not cause any obstruction, interference or hindrance in the Developer carrying out the work of development herein envisaged and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the development and/or transfer of saleable spaces in the manner herein envisaged subject however to compliance of the terms and conditions hereof by the Developer.

13. **Power(s) of Attorney:** The Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power(s) of Attorney inter alia for the purpose of getting the Building Plan sanctioned / modified/amended / altered/revised by the Authorities, and for the purpose of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with construction of the New Building/s and for the purpose of booking and sale and transfer of the New Building/s and all Saleable Spaces in the said Property.

13.1 Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans, powers, authorities etc. for enabling the Developer to perform all obligations under this Agreement pertaining to development of the said Property. The Owners shall execute any additional power of attorney and/or authorization as may be reasonably required by the Developer for the purposes connected hereto, subject to being satisfied with the purpose of grant of such additional power.

14. **Owners' Consideration:**

14.1 **Owners' Allocation and/or Owners' Share of the Gross Sale Proceeds** shall mean **19 (nineteen percent)** of the Gross Sale Proceeds from sale or otherwise transfer of all or any Saleable Spaces.

The Owners' Share of the Gross Sale Proceeds shall be received by the Owners from the Sale Consideration Bank Account / WBRERA Escrow Accounts mentioned in this Agreement.

15. **Developer's Consideration:**

15.1 **Developer's Allocation and/or Developers' Share of the Gross Sale Proceeds** shall mean and include**81% (eighty-one percent)** of the Gross Sale Proceeds from sale or otherwise transfer of all or any Saleable Spaces;

The Developer's Share of the Gross Sale Proceeds shall be received by the Developer from the Sale Consideration Bank Account / WBRERA Escrow Account as mentioned in this Agreement.

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16. **Gross Sale Proceeds and Financials:**

16.1 **Gross Sale Proceeds:** For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits, including open and covered parking spaces, but following items are however excluded from the Gross Sale Proceeds, all of which shall belong to the Developer:

a) Marketing and advertising costs will be payable proportionately by the Parties herein as per their respective Share (i.e. 19:81) Provided That the Owners' liability shall be limited to maximum of 2% of the sale value of all Saleable Spaces;
b) Brokerage will be payable proportionately by the Parties herein as per their respective Share (i.e. 19:81) on actuals;
c) Statutory realisation, including but not limited to Goods and Services Tax (GST) and/or any other taxes for the time being etc.;
d) Stamp duty and registration fee if collected from the prospective transferees of Saleable Spaces, at actuals;
e) Cost of extra work carried out exclusively at the instance of Transferees of Saleable Spaces, if charged at actuals;
f) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of Transferees beyond the specified specification, if charged at actuals;
g) Any deposit cost charges or expenses for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from transferees of Saleable Spaces or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces;
h) Amounts received from Transferees of Saleable Spaces on account of or as extras on account of gas bank charges, guarding charges and other facilities (air-conditioning etc.).

16.2 The Deposits, not forming part of the Gross Sale Proceeds, shall be deposited by the Transferees with the Developer at the time of possession and the same togetherwith all accruals thereon, if any, shall be transferred to the Association / maintenance body of the Transferees of Saleable Spaces, upon formation, subject to deduction / adjustment of unpaid amounts.

17. **Sales and Disbursement of Sale Proceeds:** The principal policy decisions regarding the sale and transfer of the Project (i.e. all Saleable Spaces and all other spaces areas rights benefits etc., in the said Property) including deciding the transfer price and revising the same from time to time, shall be taken by the Developer and the Owners jointly. The sale considerations in respect of the sales of the Units in the New Building/s shall be deposited in a separate bank account / WBRERA Escrow Account opened for such purpose (in short called **"Sale Consideration Bank Account"**) to be operated by the Developer. No other bank account shall be used for deposit of the sale considerations from the Project, except as maybe agreed in writing between the Parties hereto. Suitable standing instructions shall be given to the Bank for disbursement of the sale proceeds (excluding GST)

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collected in such Sale Consideration Bank Account to the respective accounts of the Owner and the Developer as mandated by WBRERA, with necessary adjustments with regards to refund of Security Deposit (if and as applicable), GST (if deposited) etc. The account shall work in escrow mechanism. The Developer shall ensure that the Owners' share of Gross Sale Proceeds is not withheld/blocked for any reason beyond 7 working days and in case of delay due to default of the Developer and no default on the part of the Owners, then the Developer shall pay interest @15% p.a. on the amount withhold/blocked as such till the date of receipt of the same by the Owners.

17.1 **Dealing with Transferees:** The Developer shall be solely responsible and entitled to deal with the Transferees regarding the sale, transfer and/or lease of all saleable spaces in the New Building/s / said Property and shall take all necessary steps for the same including getting the transfer documents prepared and signed, collecting payments, handing over possession, etc.

17.2 In case any agreement to be entered into with the intending transferees for the sale and transfer of the units/constructed spaces are terminated, cancelled and/or rescinded for any reasons, the consequences of such termination, cancellation and rescinding shall be binding upon the Owners as well as the Developer. In case of such termination, cancellation and rescinding, the Owners as well as the Developer shall refund the amounts received by them subject to deduction of applicable cancellation charges along with applicable interest/compensation to such intending transferees within the agreed time frame.

18. **Transfer in favour of Transferees**: The Saleable Spaces and other spaces areas rights or benefits at the said Property shall be sold and transferred in favour of the transferees thereof by initially entering into Agreements for Sale followed by handing over of possession to them by the Developer and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be parties and would be respectively signing in all such Agreements and Deeds of Conveyance.

18.1 The Owners shall from time to time, as and when required by and at the request of the Developer, but subject to receipt of Owners' share of Gross Sale Proceeds in respect of the unit being transferred, execute and register the sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Spaces together with or independent of or independently proportionate undivided share in the land comprised therein in favour of the respective Transferees of such unit, without raising any objection whatsoever. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees. In case the Owner fails to or is not ready and willing to execute and register of deeds of sale / transfer, then the Owners shall indemnify and keep the Developer saved harmless and indemnified of from and against all losses damages costs claims and demands whatsoever.

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18.2 **Preparation of Documents & Cost of Transfer of Units:** All documents of transfer, including Agreement for Sale and Conveyance Deed, will be prepared by M/s. Saraogi& Co., Advocates for the Developer or as mutually agreed between the Owners and the Developer. The costs of all Agreements and Conveyance Deeds including stamp duty, registration fees and all other legal fees and expenses shall be borne and paid by the Transferees of Saleable Spaces.

19. **Unsold Areas:** In case any Saleable Spaces and other spaces areas rights and benefits within the said Property shall remain unsold after expiry of a period of 1 (one) year from the Completion Date, such unsold Saleable Spaces and other spaces areas rights and benefits within the said Property shall be divided and allocated to the Owners and the Developer in the ratio in which they have agreed to share the Gross Sale Proceeds. The Unsold Areas shall be demarcated and divided by the parties mutually on equitable basis.

19.1 Upon Unsold Areas being allotted to the Parties hereto, each party shall be exclusively entitled to the area allotted to it with exclusive possession thereof and with exclusive right to sell, transfer or otherwise deal with and dispose off the same in any manner as it may deem appropriate, without any right, claim or interest therein whatsoever of the other parties.

19.2 In the event of any Unsold Areas in the New Building/s being divided and allocated to the Owners, the Owners shall make payment to the Developer of all dues, charges, extras, deposits, costs, etc. as are payable by other Transferees of Units in the New Building/s. Before possession of such unsold areas is taken by the Owners, all taxes, levies, impositions, expenses and liabilities regarding the same, including GST (if applicable), shall be paid by the Owners. Subsequently when the Owners sell such area to any Transferee, then the Owners shall be entitled to recover the above dues, charges, deposits, taxes, etc. from such Transferee.

20. **Deposit:** The Developer shall deposit with the Owners a sum of **Rs.51,00,000/- (Rupees fifty-one lacs) only** as interest free refundable deposit and the same shall be deposited at or before the execution hereof (the receipt whereof the Owners do and each of them doth hereby as also by the memo hereunder written admit and acknowledge);

20.1 The said Deposit shall be refunded by the Owners to the Developer as follows:

a) **Rs.31,00,000/- (Rupees thirty-one lacs)** only on completion of the super structure of the building;

b) **Rs.20,00,000/- (Rupees twenty lacs)** only on procuring of the completion certificate;

21. **Maintenance:** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the New Building/s shall be handed over to the Association of Transferees and till such time, the same shall be maintained managed and upkept by the

Developer with coordination between the Owners and the Developer, subject to the buyers / holders / occupants of units in the New Building/s making payment of maintenance charges / common expenses. All Deposits (Sinking Fund, Maintenance Deposit, Corpus Deposit, etc.) shall be transferred to such Association on its formation subject to adjustment / deduction of all unpaid amounts. None of the parties shall otherwise use such funds nor shall have any claim on the same.

22. **Reports:** Both parties shall have equal viewing rights of the Sale Consideration Bank Account. The Developer shall send to the Owners Quarterly reports of the account statements in respect of the Debits and Credits pertaining to Transfer of the Saleable Spaces. Apart from that the Owners shall have unfettered right to call upon the Developer in a reasonable manner to supply information, data, documents and records relating to the collection of Sale Proceeds, and expenditure relating to marketing and brokerages and Extra Charges, as also copies of the agreements and sale deeds executed by the Owners and the Developer connected with development of the Project at the said Property, which shall be provided by the Developer within 7 days' of request made by the Owners without any demur or protest.

22.1 **Same Restrictions:** All Units / Saleable Spaces in the New Building/s shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the New Building/s.

23. **Owners not to deal:** During the subsistence of this agreement, the Owners hereby agree and covenant not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the said Property or any portions thereof nor agree to do so, save and except in terms of this Agreement.

24. **No interference or hindrance by the Owners:** The Owners hereby covenant not to cause any unreasonable interference or hindrance in the construction of the New Building/s. The Owners hereby agree and covenant with the Developer not to do any act deed matter or thing whereby the Developer is prevented from undertaking and completing the Development in terms of this Agreement and exercising its rights under this Agreement.

25. **Project Finance** :Upon sanction of the Building Plans, the Developer may arrange for financing of the Project (**Project Finance**) by Banks/Financial Institutions/Housing Finance Company/NBFC (**Financier**) and obtain loans for the Project and the Developer shall be entitled to create mortgage/charge only on its Share of Revenue from the said Property and to sign and execute necessary documents Provided That the Land Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts thereon (collectively **Project Finance Liability**). The Developer agrees to keep indemnified the Land Owners against any claim, liability, or loss whatsoever relating to Project Finance/ Project Finance Liability. The loan obtained by the Developer shall be used by the Developer only for the purpose of the Project and not for any other Project or other business. In

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case the original title deeds of the Land are to be deposited with the Financier, then the Owner shall deposit the same without demur or objection and the Escrow Agent shall forthwith handover the same to the Developer and for that the Owners shall fully co-operate with the Developer and the Developer is hereby authorized by the Owners to sign and execute necessary documents on behalf of the Owners Provided That the same shall not deem or include the share of the Land Owners and the Developer shall keep the Land Owners fully indemnified in this respect. The Owners shall not stand as guarantor or assurer for refund of Project Finance obtained by the Developer nor would they provide surety therefor. In case of Developer using any part of Owners' Share of Gross Sale Proceeds, it shall be liable to pay interest @15% p.a. on such amount, which shall be secured out of the Developer's Allocation.

25.1 For the purpose of depositing the Original Title Documents with the Financier, the Owners shall collect from the Escrow Agent the Original Title Documents and if required and instructed by the Developer, deposit the same with the Financier as security for the purpose of the aforesaid Project Finance availed by the Developer without demur or objection.

26. **Rates And Taxes:** All municipal and other rates and taxes and outgoings on the said Property relating to the period prior to the date hereof shall be borne, paid and discharged by the Owners and the Developer jointly equally and those accruing hereafter shall be shared by the parties hereto in the ratio 19 (Owners) : 81 (Developer).As from the period after completion of construction of the New Building/s, the liability and responsibility for payment of the rates and taxes shall be that of the Transferees (including the Owners and the Developer for their respective Unsold Areas).

27. **Cooperation :** Each of the parties hereto shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled, without prejudice to its other rights and remedies, to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.

28. **No Assignment or Change in Constitution etc.:** The Parties hereby agree and covenant with each other not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party. There will be no change in the shareholding of any of the Parties / Entities hereto resulting into takeover of such Party / Entity during the continuance of this Agreement without the prior written approval of the other Party.

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29. **Developer's Indemnity:**

a) The Developer shall be liable for all defects and/or deficiencies in the construction of the Project in accordance with WBRERA & Rules framed thereunder. If the Owners are allotted any unit in the Project, then they shall be entitled to same protection as any other flat-buyer is entitled to under WBRERA.

b) The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all third party suits claims and actions arising out of any sort of act of omission and/or commission of the Developer in or relating to the development of the said Property and construction of the New Building/s.

30. **Owners' Indemnity:**

a) **By the Owners:** The Owners hereby agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, actions, fines, penalties, damage or liability suffered by Developer in the course of implementing the Project of from and against any defect or deficiency in title to the said Property or from any of the representations of the Owners being incorrect or any act of omission or commission of the Owners.

31. If any accident or mishap takes place during construction until completion of the New Building/s whether due to negligence or otherwise of the Developer and/or its agents, the same shall be on account of the Developer. The Owners shall be fully absolved of any liability or claim thereof or therefrom. There shall be no privity of contract between the Developer's agents and employees on one hand and the Owner on the other hand save to the extent expressly mentioned in this agreement.

32. The Owners and/or their authorized agents shall have free access and will be at liberty to view the progress of the Project and materials used thereat. In case of any observation made by the Owners on any issue detrimental to the Project and/or in deviation of the terms agreed hereby, the same shall be rectified by the Developer, if found reasonable or otherwise the Developer shall provide suitable explanation for the same to the satisfaction of the Owner.

33. **Miscellaneous:**

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

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

c) **Branding and Name of New Building/s:** The branding of the Project / New Building/s shall be jointly of the Owners and the Developer and the name of the Project shall be decided by the Land Owners and the Developer jointly.

d) **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the said Property in terms of this Agreement.

e) A hoarding / sign containing name of Developer will be permitted to be installed on façade as well as on the roof(s) of the New Building/s without charge.

f) As per applicable law, the Parties shall bear their respective taxes.

g) Stamp Duty and Registration Charges on this agreement shall be borne by the Developer.

34. **Force Majeure:**

a) **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormal inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, epidemic, pandemic or other natural physical disaster resulting in lockdown being declared by the government/ government bodies, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders. It is made clear that escalation in price and/or non-availability of steel, labour, cement and/or other building material shall not be constructed as Force Majeure.Covid-19 shall not be covered under Force Majeure unless any fresh Order of Lockdown for a total of more than 14 days is passed by Government.

b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this

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Agreement by any event of Force Majeure, that Party shall inform the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to such information, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

c) **Reasonable Endeavors:** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.

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

36. **Counterparts:** This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties.

37. **Severance:**

a) **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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

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

38. **Reservation of Rights:**

a) **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

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

c) **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

d) **No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

39. **Amendment/Modification:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

40. **Notice:**

40.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by registered post with acknowledgement due to the respective addresses mentioned above and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time).

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40.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served:

(a) **Personal Delivery:** if delivered personally, at the time of delivery.

(b) **Registered Post:** if sent by prepaid recorded delivery or registered post with acknowledgment due on the 4th day of handing over the same to the postal authorities.

40.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities.

40.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the recipient by email or any other form of communication.

41. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Property or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred for arbitration to a sole arbitrator to be appointed by the Owners on one hand and the Developer on the other hand, failing which the sole arbitrator shall be appointed in accordance with the Arbitration and Conciliation Act, 1996 with all its statutory modification or enactment for the time being thereto in force. The Sole Arbitrator will have summary powers and will be entitled to set up his/her own procedure and the Sole Arbitrator shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrator and cost of arbitration shall be shared by the Owners on one hand and the Developer on the other hand in equal share but each party shall individually bear the fees and costs of their own legal counsel / advocates.

42. **Jurisdiction:** The Courts at Kolkata and those having territorial jurisdiction over the said Property alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Property / said Premises)

All Those various pieces and parcels of RayatiSthitibanSatwa landed property measuring about 173.9 Decimals more or less situate lying and comprised in L.R. Dag Nos.4117, 4118, 4119, 4120, 4121, 4122 and 4123 corresponding to R.S. Dag Nos. 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1718, and 1719, recorded in L.R. Khatian Nos. 10790, 10791, 10792, 10793 10794, 10795, 10796, 10798, 10799, 10800, 10802, 10803, 10804, 10805, 10885 (in the names of the fifteen companies), all in Mouza Bhadrakali, J.L. No.109 (previously 9), and being Premises No.35B G.T. Road, under P.S. Uttarpara, within Uttarpara Kotrung

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Municipality, under Sub-Registration office Serampore, in the District of Hooghly, Ward No.8.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Devolution of Title)

A. Under and by virtue of 15 (fifteen) several Indentures, all dated 7th July, 2007, the Land Owners herein (therein referred to as the Purchasers) had purchased from one Smt. Kabita Saha (Paul) (the Vendor therein)and became seized and possessed of and/or otherwise well and sufficiently entitled as the joint Owners (each having an undivided 1/15th part or share) to **All Those** the various pieces and Parcels of RayatiSthitibanSattwa landed property measuring about 173.9 Decimals more or less situate lying and comprised in L.R. Dag Nos.4117, 4118, 4119, 4120, 4121, 4122 and 4123 corresponding to R.S. Dag Nos. 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1718, and 1719, recorded in L.R. Khatian Nos.10790, 10791, 10792, 10793 10794, 10795, 10796, 10798, 10799, 10800, 10802, 10803, 10804, 10805, 10885 (in the names of the fifteen land owners), all in Mouza Bhadrakali, J.L. No. 109 (previously 9), and being Premises No. 35B G.T. Road, P.S. Uttarpara, within Uttarpara Kotrung Municipality, under Sub-Registration office Serampore, District-Hooghly, details whereof are mentioned hereunder:

Sl	Parties				Registration Particulars
	Vendor	Purchaser	Confirming Parties/Confirming Party-Group I	Confirming Parties/Confirming Party-Group II	
1	Smt. KabitaSaha (Paul)	M/s. Goldline Writing Instrument Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	———	ARA-III, in Book No. I, Volume No.17, Page Nos. 222 to 235, Being No. 734 for the year 2007
2	Smt. KabitaSaha (Paul)	M/s. Sanjay Enclave Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No.19, Page Nos. 214 to 227, Being No.740 for the year 2007
3	Smt. KabitaSaha (Paul)	M/s. Jhahak Developers Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No.I, Volume No. 19, Page Nos. 130 to 143 Being No.750 for the year 2008
4	Smt. KabitaSaha (Paul)	M/s. Hira Enclave Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No.19, Page Nos. 186 to 199 Being No.753 for the year 2008
5	Smt. KabitaS	M/s. Akshat	1.Smt. SikhaGanguly	M/S Goldline Writing	ARA-III, in Book No. I, Volume No.19, Page Nos.

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Sl	Parties				Registration Particulars
	Vendor	Purchaser	Confirming Parties/Confirming Party-Group I	Confirming Parties/Confirming Party-Group II	
	aha (Paul)	Enclave Pvt. Ltd.	and 2.Rabin Kumar Ganguly	Instrument Ltd.	200 to 213 Being No.754 for the year 2008
6	Smt. KabitaSaha (Paul)	M/s Alok Enclave Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 18, Page Nos. 96 to 109 Being No.732 for the year 2008
7	Smt. KabitaSaha (Paul)	M/s. Somu Real Estates Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 19, Page Nos. 144 to 157 Being No.751 for the year 2008
8	Smt. KabitaSaha (Paul)	M/s Bothra Properties Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 19, Page Nos. 163 to 171 Being No.752 for the year 2008
9	Smt. KabitaSaha (Paul)	M/s. Minu Developers Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 19, Page Nos. 111 to 124 Being No.738 for the year 2007
10	Smt. KabitaSaha (Paul)	M/s. Pratick Enclave Pvt. Ltd	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 18, Page Nos. 56 to 69 Being No.731 for the year 2008
11	Smt. KabitaSaha (Paul)	M/s. Priyanka Enclave Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 18, Page Nos. 70 to 95 Being No.730 for the year 2008
12	Smt. KabitaSaha (Paul)	M/s. Rup Rekha Enclave Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 17, Page Nos. 206 to 221 Being No.733 for the year 2007
13.	Smt. KabitaSaha (Paul)	M/s. Jishu Developers Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 19, Page Nos. 53 to 66 Being No.737 for the year 2007
14.	Smt. KabitaS	M/s. Sumer	1.Smt. SikhaGanguly	M/S Goldline Writing	ARA-III, in Book No. I, Volume No. 19, Page

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Sl	Parties				Registration Particulars
	Vendor	Purchaser	Confirming Parties/Confirming Party-Group I	Confirming Parties/Confirming Party-Group II	
	aha (Paul)	Enclave Pvt. Ltd.	and 2.Rabin Kumar Ganguly	Instrument Ltd.	Nos. 172 to 185 Being No.739 for the year 2007
15.	Smt. KabitaSaha (Paul)	M/s. Shashank Real Estate Pvt. Ltd.	1.Smt. SikhaGanguly and 2.Rabin Kumar Ganguly	M/S Goldline Writing Instrument Ltd.	ARA-III, in Book No. I, Volume No. 19, Page Nos. 228 to 241 Being No.741 for the year 2007

B. Subsequently, the said Owners herein, got their names mutated as the owners of the said Properties/ said Premises in the L.R. Records of Rights under **L.R. KhatianNos.**, 10794, 10795, 10790, 10792, 10796, 10885, 10803, 10793, 10791, 10800, 10805, 10799, 10802, 10798, and 10804, respectively.

C. The Owners herein have also got their names recorded/mutated in the Records of the Uttarpara-Kotrung Municipality as the owners, in respect of the Holding No.35B, G.T. Road, Bhadrakali, under Ward No. 8.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(SPECIFICATIONS)

(I) FOUNDATION & STRUCTURE:
The said Building/s' designed and is being built on R.C.C. foundation resting on deep bored concrete piles and Reinforced Concrete structure complying with IS code.

(II) External & Internal walls:
The External and the internal walls will be built with a combination of Common clay Bricks/fly ash bricks and Reinforced concrete walls.

(III) DOORS:
- Rooms fitted with 32 mm thick flush doors finished on both sides with laminates
- Entrance door shall have night latch and a magic eye.
- Bedroom and kitchen doors shall have cylindrical lock and doorstopper
- Toilet doors will have cylindrical lock

(IV) WINDOWS: Anodized/ powder coated standard section aluminum or UPVC sliding windows with glass inserts and matching fittings.

(V) FLOORING:
(a) The flooring of the Living & Dinning, Bedrooms will be finished in vitrified tiles
(b) Anti-skid ceramic tiles in bathrooms

(c) Kitchen floor finished with quality ceramic tiles
(d) Other common area floored with screed concrete.
(e) Typical floor lobbies finished with quality vitrified tiles with matching skirtings

(VI) TOILETS:

(a) Designer ceramic tiles on the walls upto door height and Anti-Skid ceramic tiles on the floor.
(b) White Porcelain sanitary wares of Hindware/Parryware/Cera or equivalent brand.
(c) Concealed piping system for Hot and cold water line.
(d) Geysers points in all toilets.
(e) Sleek CP fittings of Jaguar/Parryware/CERA or of a similar/equivalent make.
(f) Matching glass mirror, shelf, soap tray and towel rail.

(VII) KITCHEN:

(a) Granite top cooking platform with one stainless steel sink.
(b) Walls of kitchen will be covered with ceramic tiles upto a height of two feet above the counter.

(VIII) DECORATION WORK / WALLS:

(a) External walls completed in cement and sand plaster with cement paint and/or texture finish and glazing as per architectural scheme
(b) Internal walls finished in cement and sand plaster with neat POP punning

(IX) ELECTRICAL WIRING & FITTINGS AND GENERATION POWER:

(a) Total concealed electrical wiring for all the rooms.
(b) Air-conditioning plug point in all the bedrooms and Living Room.
(c) Geyser point in all toilets.
(d) Stipulated light and plug point in dining/ drawing and bedrooms, as per architectural drawings
(e) Telephone point in living room and all bedrooms.
(f) Compatible wiring which can be hooked up to a cable television network.
(g) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1 (one) watt per Square foot of the built-up area of the said Unit.

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 JUL 2025

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

EXECUTED AND DELIVERED by the above named **OWNERS** at **Kolkata** in the presence of:

(1) Supriyo Barg
7B, K.S. Roy Road
Kolkata- 700001

(2) Arun Kumar Debnath
7B. K.S. ROY. ROAD
KOL- 1.

GOLDLINE WRITING INSTRUMENT LTD.
Siddhartha Baru
Authorized Signatory

Jhabak Developers Pvt. Ltd
Bothra Properties Pvt. Ltd.
Sumer Enclave Pvt. Ltd.
Akshat Enclave Pvt. Ltd.
Pratick Enclave Pvt. Ltd.
Sanjay Enclave Pvt. Ltd.
Hira Enclave Pvt. Ltd.
Shashank Real Estates Pvt. Ltd
Somu Real Estates Pvt. Ltd.
Jishu Developers Pvt. Ltd.
Priyanka Enclave Pvt. Ltd.
Rup-Rekha Enclave Pvt. Ltd.
Minu Developers Pvt. Ltd.
Alok Enclave Pvt. Ltd.
Siddhartha Baru
Director

EXECUTED AND DELIVERED by the above named **DEVELOPER** at **Kolkata** in the presence of:

(1) Supriyo Barg

(2) Debnath

For SACHIVAA REAL ESTATE PRIVATE LIMITED
Director/Authorised Signatory

Drafted by:

Advocate WB/1970/2001
High Court, Calcutta

THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

11 JUL 2024

MEMO OF DEPOSIT

Received from the withinnamed Developer the within mentioned sum of **Rs.51,00,000/= (Rupees Fifty One Lakhs)** only being the Security Deposit payable in terms of Clause 20 of this Development Agreement under these presents, in the name of Jhabak Developers Pvt. Ltd., on behalf and as instructed by other Owners/Land Owners, details whereof are mentioned below:

Sl No.	Bank	UTR No.	Date	Amount (Rs.)
1	State Bank of India	CNADBTGXW5	29th June, 2024	40,00,000.00
2	State Bank of India	CNADBTGY00	29th June, 2024	11,00,000.00
			Total	**51,00,000.00**

Witnesses:

(1) Sanjoy Bag

(2) Arun Kumar Debnath

GOLDLINE WRITING INSTRUMENT LTD.

Siddhartha Baru
Authorised Signatory

Jhabak Developers Pvt. Ltd
Bothra Properties Pvt. Ltd.
Sumer Enclave Pvt. Ltd.
Akshat Enclave Pvt. Ltd.
Pratick Enclave Pvt. Ltd.
Sanjay Enclave Pvt. Ltd.
Hira Enclave Pvt. Ltd.
Shashank Real Estates Pvt. Ltd
Somu Real Estates Pvt. Ltd.
Ishu Developers Pvt. Ltd.
Priyanka Enclave Pvt. Ltd.
Rup-Rekha Enclave Pvt. Ltd.
Minu Developers Pvt. Ltd.
Alok Enclave Pvt. Ltd.

Siddhartha Baru
Director

(OWNERS / LAND OWNERS)

MAP OR PLAN FORMING PART OF THE FORGOING DOCUMENT CONCERNING THE BOUNDARIES OF MUNICIPAL PREMISES NO. 35B, G.T. ROAD, MOUZA : BHADRAKALI, P.S.- UTTARPARA, DISTRICT- HOOGHLY, WITHIN WORD NO 8, UNDER UTTARPARA KOTRUNG MUNICIPALLTY

N

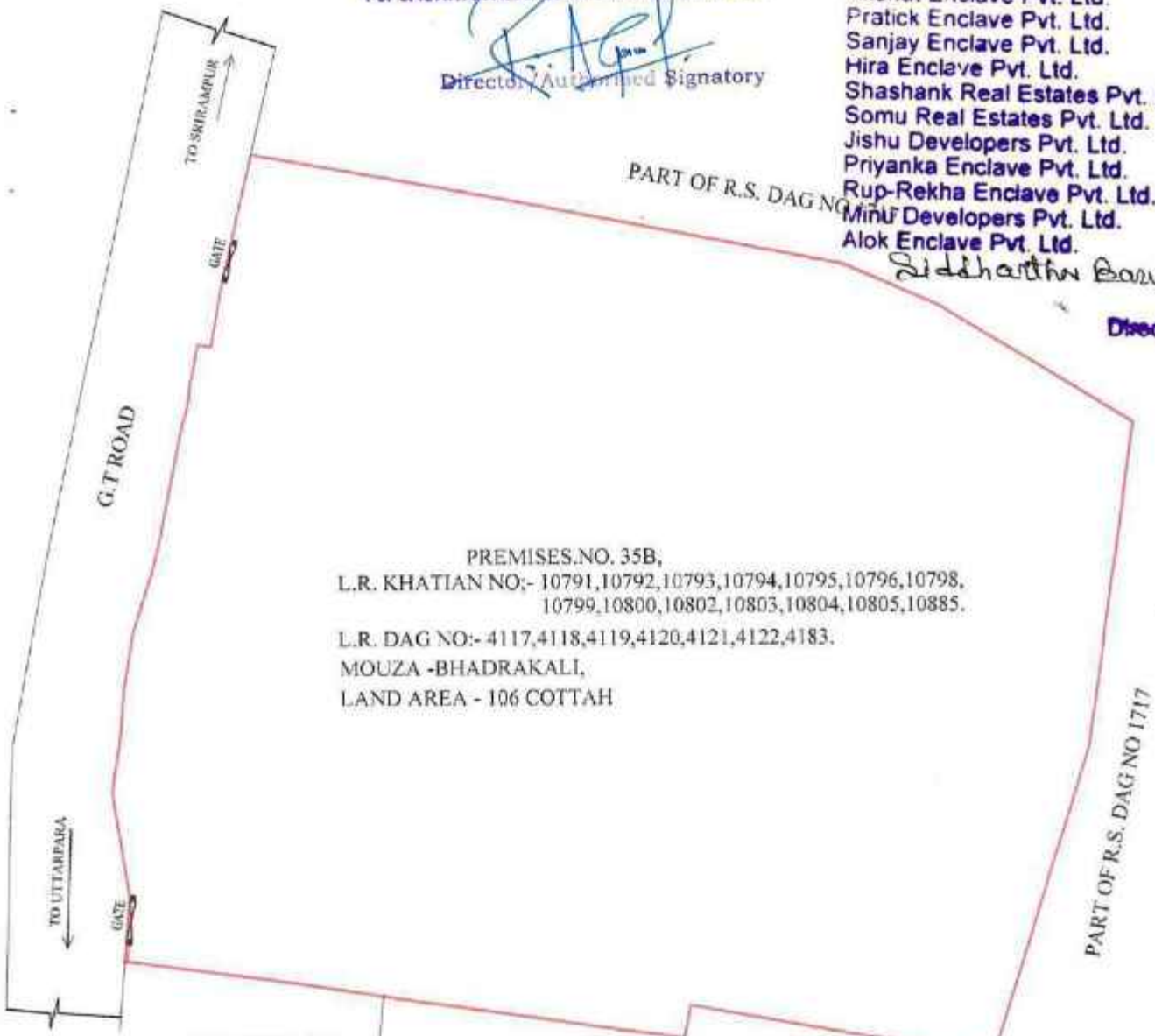
SCALE:- N.T.S.

NOTE :-

1. MUNICIPAL PREMISES NO. 35B, G.T.ROAD, ADMEASURING 106 COTTAHS (APPROX.). SHOWN THUS WITHIN " RED" BORDER.
2. THE PLAN IS CONCERNING THE BOUNDARIES ONLY AND DO NOT DEPICT ANY DETAIL ABOUT THE STRUCTURE WITHIN.

Jhabak Developers Pvt. Ltd
Bothra Properties Pvt. Ltd.
Sumer Enclave Pvt. Ltd.
Akshat Enclave Pvt. Ltd.
Pratick Enclave Pvt. Ltd.
Sanjay Enclave Pvt. Ltd.
Hira Enclave Pvt. Ltd.
Shashank Real Estates Pvt. Ltd
Somu Real Estates Pvt. Ltd.
Jishu Developers Pvt. Ltd.
Priyanka Enclave Pvt. Ltd.
Rup-Rekha Enclave Pvt. Ltd.
Minu Developers Pvt. Ltd.
Alok Enclave Pvt. Ltd.
Siddhartha Baru
Director

For SACHIVAA REAL ESTATE PRIVATE LIMITED
Director/Authorised Signatory



GOLDLINE WRITING INSTRUMENT LTD.
Siddhartha Baru
Authorised Signatory

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

11 JUL 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Siddhartha Babu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SEAL OF THE ADDL. REGISTRAR
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

11 JUL 2024

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

192024250112876548

GRN Details

GRN:	192024250112876548	**Payment Mode:**	SBI Epay
GRN Date:	09/07/2024 15:11:15	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	4515882064225	**BRN Date:**	09/07/2024 15:11:34
Gateway Ref ID:	241915710684	**Method:**	HDFC Retail Bank NB
GRIPS Payment ID:	090720242011287653	**Payment Init. Date:**	09/07/2024 15:11:15
Payment Status:	Successful	**Payment Ref. No:**	2001782000/1/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr Rajat Agarwal
Address:	Jyothika Apartment 11/1 Sunny Park, Ballygunje,
Mobile:	9163300787
EMail:	agarwal.rajat1@gmail.com
Period From (dd/mm/yyyy):	09/07/2024
Period To (dd/mm/yyyy):	09/07/2024
Payment Ref ID:	2001782000/1/2024
Dept Ref ID/DRN:	2001782000/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001782000/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001782000/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	51021
			Total	**126042**

IN WORDS: **ONE LAKH TWENTY SIX THOUSAND FORTY TWO ONLY.**

PAID

Major Information of the Deed

Deed No :	**I-1902-08428/2024**	**Date of Registration**	**11/07/2024**
Query No / Year	**1902-2001782000/2024**	**Office where deed is registered**	
Query Date	**08/07/2024 3:27:34 PM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874682423, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 51,00,000/-]	
Set Forth value		Market Value	
		Rs. 20,02,51,591/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 51,105/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: G T Road, Mouza: Bhadrakali, Premises No: 35B, Jl No: 9, Pin Code : 712205

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4117 (RS :-1707)	LR-10790	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
L2	LR-4118 (RS :-1712)	LR-10791	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
L3	LR-4119 (RS :-1713)	LR-10792	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
L4	LR-4120 (RS :-1711)	LR-10793	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
L5	LR-4121 (RS :-1710)	LR-10794	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
L6	LR-4122 (RS :-1709)	LR-10795	Bastu	Bastu	24.86 Dec		2,86,27,111/-	Property is on Road
L7	LR-4123 (RS :-1708)	LR-10796	Bastu	Bastu	24.84 Dec		2,86,04,080/-	Property is on Road
		TOTAL :			**173.9Dec**	**0 /-**	**2002,51,591 /-**	
	Grand Total :				**173.9Dec**	**0 /-**	**2002,51,591 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**GOLDLINE WRITING INSTRUMENT LIMITED** 60A,Chowringhee Road, City:- , P.O:- Bhowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-1XX7 , PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**PRIYANKA ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**SOMU REAL ESTATE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**BOTHRA PROPERTIES PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**PRATICK ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**MINU DEVELOPERS PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**SUMER ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	**JISHU DEVELOPERS PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**SANJAY ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**RUP-REKHA ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**SHASHANK REAL ESTATES PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	**ALOK ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	**AKSHAT ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	**HIRA ENCLAVE PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	**JHABAK DEVELOPERS PRIVATE LIMITED** 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SACHIVAA REAL ESTATE PRIVATE LIMITED** 94 Phears Lane, 4th Floor, Bowbazar, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Siddhartha Basu Son of Mr Kalipada Basu Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office		Captured	
		Jul 11 2024 5:09PM	LTI 11/07/2024	11/07/2024
	35, Sarat Pally, City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BFxxxxxx3D, Aadhaar No: 60xxxxxxxx2673 Status : Representative, Representative of : GOLDLINE WRITING INSTRUMENT LIMITED (as Authorised signatory), PRIYANKA ENCLAVE PRIVATE LIMITED (as Authorised Signatory), SOMU REAL ESTATE PRIVATE LIMITED (as Authorisec Signatory), BOTHRA PROPERTIES PRIVATE LIMITED (as Authorised signatory), PRATICK ENCLAVE PRIVATE LIMITED (as Authorised signatory), MINU DEVELOPERS PRIVATE LIMITED (as Authorised signatory), SUMER ENCLAVE PRIVATE LIMITED (as Authorised signatory), JISHU DEVELOPERS PRIVATE LIMITED (as Authorised signatory), SANJAY ENCLAVE PRIVATE LIMITED (as Authorised Signatory), RUP-REKHA ENCLAVE PRIVATE LIMITED (as Authorised Signatory), SHASHANK REAL ESTATES PRIVATE LIMITED (as Authorised Signatory), ALOK ENCLAVE PRIVATE LIMITED (as Authorised Signatory), AKSHAT ENCLAVE PRIVATE LIMITED (as Authorised Signatory), HIRA ENCLAVE PRIVATE LIMITED (as Authorised signatory), JHABAK DEVELOPERS PRIVATE LIMITED (as Director)			
2	Name	Photo	Finger Print	Signature
	Mr Rajat Agarwal (Presentant) Son of Mr Vijay Agarwal Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office		Captured	
		Jul 11 2024 5:10PM	LTI 11/07/2024	11/07/2024

	33, Tollygunj Circular Road, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AHxxxxxx1E, Aadhaar No: 20xxxxxxxx1407 Status : Representative, Representative of : SACHIVAA REAL ESTATE PRIVATE LIMITED (as Authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Mahato Son of Late N Mahato 7B, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		Captured	
-	11/07/2024	11/07/2024	11/07/2024
Identifier Of Mr Siddhartha Basu, Mr Rajat Agarwal			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec

10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec

3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11.	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12.	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec

12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.65733 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	GOLDLINE WRITING INSTRUMENT LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
2	PRIYANKA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
3	SOMU REAL ESTATE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
4	BOTHRA PROPERTIES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
5	PRATICK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
6	MINU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
7	SUMER ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
8	JISHU DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
9	SANJAY ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
10	RUP-REKHA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
11	SHASHANK REAL ESTATES PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
12	ALOK ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
13	AKSHAT ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
14	HIRA ENCLAVE PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec
15	JHABAK DEVELOPERS PRIVATE LIMITED	SACHIVAA REAL ESTATE PRIVATE LIMITED-1.656 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: G T Road, Mouza: Bhadrakali, Premises No: 35B, Jl No: 9, Pin Code : 712205

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4117, LR Khatian No:- 10790	Owner:ঝাবক ডেভলপার্স প্রাঃ লিঃ , Gurdian:পক্ষে ডিরেক্টর, Address:৮ বি, লাল বাজার স্ট্রীট, তৃতীয়তলা কোল- ১ , Classification:ইটখোলা, Area:0.00900000 Acre,	JHABAK DEVELOPERS PRIVATE LIMITED
L2	LR Plot No:- 4118, LR Khatian No:- 10791	Owner:মীনু ডেভলপার্স প্রাঃ লিঃ , Gurdian:পক্ষে ডিরেক্টর, Address: ৮ বি, লাল বাজার স্ট্রীট, তৃতীয় তল কোল- ১ , Classification:ইটখোলা, Area:0.00100000 Acre,	MINU DEVELOPERS PRIVATE LIMITED
L3	LR Plot No:- 4119, LR Khatian No:- 10792	Owner:হীরা এনক্লেভ প্রাঃ লিঃ , Gurdian:পক্ষে ডিরেক্টর, Address:৮ বি, লাল বাজার স্ট্রীট, তৃতীয় তল কোল- ১ , Classification:ইটখোলা,	HIRA ENCLAVE PRIVATE LIMITED
L4	LR Plot No:- 4120, LR Khatian No:- 10793	Owner:বোথরা প্রপারটিস প্রাঃ লিঃ , Gurdian:পক্ষে ডিরেক্টর, Address:৮ বি, লাল বাজার স্ট্রীট, তৃতীয় তল কোল- ১ , Classification:পুকুর, Area:0.02200000 Acre,	BOTHRA PROPERTIES PRIVATE LIMITED
L5	LR Plot No:- 4121, LR Khatian No:- 10794	Owner:গোল্ডলাইন রাইটিং ইনস্ট্রুমেন্ট লিমিটেড , Gurdian:পক্ষে ডিরেক্টর, Address:৬০ এ চৌরঙ্গী রোড, দ্বিতীয় তল কলকাতা- ২৩ , Classification:ইটখোলা, Area:0.00200000 Acre,	GOLDLINE WRITING INSTRUMENT LIMITED
L6	LR Plot No:- 4122, LR Khatian No:- 10795	Owner:সঞ্জয় এনক্লেভ প্রাঃ লিঃ , Gurdian:পক্ষে ডাইরেক্টর, Address:৮ বি, লাল বাজার স্ট্রীট, তৃতীয় তল কোল- ১ , Classification:ইটখোলা, Area:0.02300000 Acre,	SANJAY ENCLAVE PRIVATE LIMITED
L7	LR Plot No:- 4123, LR Khatian No:- 10796	Owner:অক্ষত এনক্লেভ প্রাঃ লিঃ , Gurdian:পক্ষে ডাইরেক্টর, Address:৮ বি, লাল বাজার স্ট্রীট, তৃতীয় তল কোল- ১ , Classification:ইটখোলা, Area:0.05900000 Acre,	AKSHAT ENCLAVE PRIVATE LIMITED

Endorsement For Deed Number : I - 190208428 / 2024

On 11-07-2024

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

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

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

Presented for registration at 17:01 hrs on 11-07-2024, at the Office of the A.R.A. - II KOLKATA by Mr Rajat Agarwal ,.

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 20,02,51,591/-

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

Execution is admitted on 11-07-2024 by Mr Siddhartha Basu, Authorised signatory, GOLDLINE WRITING INSTRUMENT LIMITED, 60A,Chowringhee Road, City:- , P.O:- Bhowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, PRIYANKA ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, SOMU REAL ESTATE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, BOTHRA PROPERTIES PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, PRATICK ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, MINU DEVELOPERS PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, SUMER ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, JISHU DEVELOPERS PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, SANJAY ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, RUP-REKHA ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, SHASHANK REAL ESTATES PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ALOK ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, AKSHAT ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised signatory, HIRA ENCLAVE PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, JHABAK DEVELOPERS PRIVATE LIMITED, 8B, Lal Bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Manoj Mahato, , , Son of Late N Mahato, 7B, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-07-2024 by Mr Rajat Agarwal, Authorised signatory, SACHIVAA REAL ESTATE PRIVATE LIMITED, 94 Phears Lane, 4th Floor, Bowbazar, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr Manoj Mahato, , , Son of Late N Mahato, 7B, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,105.00/- (B = Rs 51,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 51,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 3:11PM with Govt. Ref. No: 192024250112876548 on 09-07-2024, Amount Rs: 51,021/-, Bank: SBI EPay (SBIePay), Ref. No. 4515882064225 on 09-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21254, Amount: Rs.100.00/-, Date of Purchase: 16/05/2024, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 3:11PM with Govt. Ref. No: 192024250112876548 on 09-07-2024, Amount Rs: 75,021/-, Bank: SBI EPay (SBIePay), Ref. No. 4515882064225 on 09-07-2024, Head of Account 0030-02-103-003-02

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 1902-2024, Page from 484506 to 484550

being No 190208428 for the year 2024.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2024.07.26 16:07:44 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 26/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.