

18124/2022

18016/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 250428



13/11/20
 2/11/20
 3/11
 265555/

Certified that the Document is admitted of Registration, Fee is ... and the endorsement sheets attached to this document are the part this Document

Additional Registrar of Assurances IV, Kolkata

3 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 3rd day of November TWO THOUSAND AND TWENTY TWO (2022)

KA
 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Harshit
 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

128505

Verdant Constructions LLP
 750, Rab Banerjee Roy Road,
 Kolkata - 700029
 5000/-
 - 3 NOV 2022
 S/R of the MOTHERJULE
 Local Market Vardan
 C-2, G-1
 203, R.S. Roy Road, Post-1

3 NOV 2022



[Handwritten signature]

ADDITIONAL REGISTRAR
 OF ASSURANCES - KOLKATA
 2022



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



19202220152473938

GRN Details

GRN:	19202220152473938	Payment Mode:	SBI Epay
GRN Date:	29/10/2022 13:10:21	Bank/Gateway:	SBICPay Payment Gateway
BRN:	2792273666235	BRN Date:	29/10/2022 13:16:32
Gateway Ref ID:	0523471640	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	291020222015247392	Payment Init. Date:	29/10/2022 13:10:21
Payment Status:	Successful	Payment Ref. No:	2003048709/1/2022

(Query No*/Query Year)


Depositor Details


Depositor's Name: Mr Harshit Baheti
Address: 1050/L, sarvey park, udita complex, flat UD070306
Mobile: 9830043971
E-Mail: harshitbaheti@hotmail.com
Period From (dd/mm/yyyy): 29/10/2022
Period To (dd/mm/yyyy): 29/10/2022
Payment Ref ID: 2003048709/1/2022
Dept Ref ID/DRN: 2003048709/1/2022

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003048709/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2003048709/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	425021
			Total	495042

IN WORDS: FOUR LAKH NINETY FIVE THOUSAND FORTY TWO ONLY.


VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


BETWEEN

MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0295C) a company within the meaning of the Companies Act 1956/2013 having its registered office at 6 Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata - 700025 Represented by its Directors namely, **(1) MR. RITESH PANDEY** Having PAN : AILPP8855D, Aadhaar No.: 4645 7066 7512, son of Amar Nath Pandey, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at 6, Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata - 700025 and **(2) MR. RAJESH KUMAR PANDEY** Having PAN : AHYPP3847R, Aadhaar No.: 3781 9643 5173, son of Amar Nath Pandey, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at 6, Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata - 700025 hereinafter called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its Successor, Successor-in Interest and Assigns) of the **FIRST PART**.

AND

VERDANT CONSTRUCTIONS LLP (PAN AAOFV 1214F) a Firm registered under The Limited Liability Partnership Act 2008, having its registered office at 78A, Raja Basanta Roy Road, Kolkata: 700 029, Police Station Tollygunge, Post Office : Tollygunge, herein represented by 1) **Mr. Karan Agarwala**, Having Pan: BPOPA4814E, Aadhar No: 203044832291, Son of Mr. Manish Agarwala, by religion: Hindu, by nationality: Indian, by occupation: Business, residing at Premises no 2052 Chaugaria, Upohar CondoVile, Apartment- 10/1802, Post Office : panchasayar, Police station: panchasayar, Kolkata: 700 094, 2) **Mr. Harshit Baheti** having Pan BDAPB1966Q, Aadhar No: 832145005780, son of Kamal Kishore Baheti, by religion: Hindu, by nationality: Indian, by occupation: Business, residing at 1050/1, Survey park, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700 075 hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its Successor, Successor-in Interest and Assigns) of the **OTHER PART**.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


WHEREAS


- A. The owner abovenamed is the absolute owner of the land morefully and particularly described in the **Part – I** of the **First Schedule** hereunder written a hereinafter called and referred to as the "**SAID PREMISES**" each having undivided shares therein and are at present jointly enjoying the same paying taxes regularly. The deeds and documents whereby the Owner abovenamed acquired right title and interest in the schedule property is detailed in **Part – II** of the **First Schedule**
- B. The Owner intended to Develop the said Premises and the Developer being engaged in Real Estate development have agreed on certain terms and conditions for development being the terms and conditions hereinafter recorded .
- C. The parties are desirous of recording the same, in writing.

NOW THIS AGREEMENT WITNESSETH and it is agreed by and between the parties hereto as follows :-


ARTICLE 1DEFINITIONS

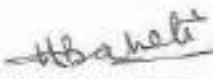
- 1.1 In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under :-
- i) **ARCHITECT** shall mean any person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said New Building.
- ii) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- iii) **DEVELOPMENT AGREEMENT** shall mean this Agreement,
- iv) **OWNER** shall mean the said **MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0295C)** a company within the meaning of the Companies Act 1956/2013 having its registered office at 6 Ganga Prasad Mukherjee Road, P.O. B.P.S. Bhawanipore, Kolkata - 700025 and shall include its successor and/or successors in interest office and assigns as mentioned in the First Part.
- v) **DEVELOPER** shall mean the said **VERDANT CONSTRUCTIONS LLP (PAN AAOFB 1214F)** a Firm registered under The Limited Liability Partnership Act 2008, having its registered office at 78A, Raja Basanta Roy Road, Kolkata: 700 029, Police Station Tollygunge, Post Office : Tollygunge, and shall include its successor and/or successors in interest office and assigns as mentioned in the Other Part.
- vi) **SAID PREMISES /PREMISES** shall mean **ALL THAT** existing building, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of **5 Cottahs** be the same, a little more or less, situate, lying at and being Municipal Premises No. **41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation** under Assessee No. **11-087-18-0035-2**, morefully and particularly described in the **First Schedule** hereunder written.
- vii) **OWNER'S ALLOCATION** shall mean **ALL THAT** Two self contained habitable flat to be comprised in the Entire Third Floor of the proposed new building along with two covered Car Parking Spaces in the Ground Floor level in the proposed building at the said premises as per the Sanctioned Plan No. 2020080069 dated 15.03.2021 sanctioned by the Kolkata Municipal Corporation to be constructed **TOGETHER WITH** undivided proportionate share in the land and common areas and facilities, the common portions amenities and facilities provided in the building comprising 20% out of the entire constructed space and proportionate share in the common areas including the roof/terrace. The Owner's Allocation will be handed over to the Owner in


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

terms of this Agreement by executing possession letters in favour of the Owner and/or by executing a Supplementary Agreement recording the specific allocation of the parties as more particularly specified in **SCHEDULE THREE**.

viii) **OWNER'S FURTHER CONSIDERATION :**


The Developer shall pay to the owner a total sum of **Rs. 4,25,00,000/- (Rupees Four Crore Twenty Five Lakhs)** only in the manner as follows:

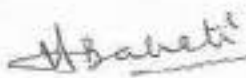
- (a) On the execution and registration of the Development Agreement and Power of Attorney : Rs.2,25,00,000/-
- (b) Within a period of 6 (six) months from the date of registration of Development Agreement and Power of Attorney : Rs.25,00,000/-
- (c) Within 12 (twelve) months from the date of registration of Development Agreement and Power of Attorney : Rs.1,75,00,000/-

ix) **DEVELOPER'S ALLOCATION** shall mean ALL THOSE self contained habitable flats to be comprised in the Entire First, Second, Fourth and Fifth Floor of the new building comprising of 80% of the entire area along with eight Car Parking Spaces in the Ground Floor level excluding the service area in the proposed building at the said premises as per the plan sanctioned by the Kolkata Municipal Corporation to be constructed TOGETHER WITH undivided proportionate share in the land and common areas and facilities, the common portions amenities and facilities provided in the building comprising 80% out of the entire constructed space and proportionate share in the common areas as more particularly specified in **SCHEDULE FOUR**.


x) **ENTIRE PROPERTY** shall mean the property described in First Schedule hereunder written.

xi) **FLATS/UNITS/APARTMENTS** shall mean the various flats units apartments, servants, quarters, stores and other constructed spaces, constructed erected and completed in the ground plus upper floors for residential and/or commercial purposes to be comprised in the building and/or buildings to be ultimately held and/or owned by various persons on Ownership basis.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- xii) **INTENDING PURCHASERS** shall mean the persons intending to acquire the various flats/ units/ apartments/ constructed spaces and car parking spaces on Ownership basis.
- xiii) **NEW BUILDING** shall mean and include the new building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan sanctioned by the Kolkata Municipal Corporation with such modifications and/or alterations as may be deemed necessary by the Architect of the said New Building VIDE Building Plan: 2020080069, Dated: 15.03.2021.
- xiv) **PLAN** shall mean the building plan sanctioned by the Kolkata Municipal Corporation vide Building Sanction No 2020080069 dated 15.03.2021 and shall include such modifications and/or alternations as may be necessary and/or required from time to time.
- xv) **PROJECT** shall mean the development of the said Premises by causing to be constructed thereon various new building and/or buildings of ground plus five storeys in accordance with the map or plan which has been sanctioned by the Kolkata Municipal Corporation.
- xvi) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.
- xvii) **PRE DEVELOPMENT COSTS** shall mean the aggregate of all costs charges and expenses including all fees payable to Architects, Engineers and other Agents, sanction fees, legal expenses and all amounts incurred by the Owner prior to the Start Date.
- xviii) **START DATE** shall mean the date of the execution of this Agreement
- xix) **SERVICES** shall mean the supply to and installation on the property of electricity, water, gas, telecommunications, drainage and other services.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- xx) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees and expenses wholly and exclusively expended or incurred by the Developer.

ARTICLE II

INTERPRETATIONS

- 2.1. In this Agreement (save to the extent that the context otherwise so requires):
- i) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, by laws permissions or directions any time issued under it.
 - ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated.
 - iii) An obligation of the Developer in this Agreement to do something shall include an obligation to procure that the same shall be done and obligation on its part not to do something shall include an obligation not to permit/ allow the same to be done.
 - iv) Words denoting one gender shall include other genders as well.
 - v) Words denoting singular number shall include the plural and vice versa.
 - vi) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
 - vii) Any reference to this Agreement or any of the provisions thereof includes all amendments and modification made in this Agreement from time to time in force.
 - viii) The heading in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
 - ix) The Schedules shall have effect and be constructed as an integral part of this agreement.

VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.


ARTICLE III**TITLE****REPRESENTATION AND WARRANTIES BY THE OWNER**

- 3.1 At or before execution of this Agreement the Owner have represented and assured the Developer as follows:-
- i) That the Owners are the absolute Owners of the said Entire Property.
 - ii) That the Owners have a marketable title in respect of the said Entire Property and/or Said Premises.
 - iii) That the Owners do not have any agreement for sale, transfer, lease and/or development in respect of the said Entire Property and/or Said Premises with any other Developer.
 - iv) That the said Premises does not form part of any undertaking of the Owner.
- 3.2 Relying on the aforesaid representations and believing the same to be true the Developer has agreed to enter into this Agreement and to incur all costs, charges and expenses as and by way of Total Development Costs as hereinafter appearing.
- 3.3 Simultaneously upon execution of this Agreement the Owner shall through the Developer herein take all necessary steps to execute the ground plus five upper storied building as per the plan already sanctioned by the Kolkata Municipal Corporation vide Building Plan No: 2020080069, Dated: 15.03.2021..

ARTICLE IV**GRANT OF THE DEVELOPMENT RIGHT**


- 4.1 In consideration of the mutual covenants on the part of the Developer herein to be paid, performed and observed and in further consideration of the developer have agreed to undertake development of the said Premises, the Owners have agreed to grant the exclusive right of development in respect of the said Premises unto and in favour of the Developer to enable the Developer

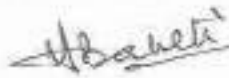

VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

undertake development of the said Premises by constructing a new building and / or buildings having ground plus five upper storeys in accordance with the plan sanctioned by the authorities concerned vide Building Plan No 2020080069, dated 15.03.2021, and in this regard the Developer is hereby authorized and shall be entitled to :-

- i) Apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Premises;
- ii) Install all electricity, gas, water, telecommunications, and surface and foul water drainage to the Said Premises and/or premises and shall ensure that the same connect directly to the mains;
- iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services;
- iv) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Premises and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the Owner, its officers from and against all costs charges claims actions suits and proceedings;
- v) Remain responsible for due compliance with all statutory requirements any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owner saved harmless and fully indemnified from and against all costs, charges, claims, actions suits and proceedings;
- vi) Comply and/or procure compliance with, all conditions attaching to the building permission and any other permission which may be granted during the course of development;
- vii) Comply and/or procure compliance with, all statutes and any enforceable code of practice of the Municipal Corporation or other authorities affecting the premises or the development;


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

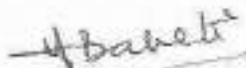
- vii) Take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the Entire Property
- ix) Incur all costs charges and expenses for the purpose of constructing erecting and completing the said new building and/or buildings in accordance with the said Plan;
- x) Make proper provision for security of the said Premises during the course of development;
- xi) Upon commencement of the "start date", not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the Entire Property or any part or portion thereof;
- xii) Not expose the Owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said new building.
- xiii) To remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said building and/or buildings in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed;

ARTICLE V

TOTAL DEVELOPMENT COSTS

- 5.1 The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer, including, without limitation, the items listed below except the cost already incurred by the owner to get the business plan sanctioned by the required authorities:


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- i) The proper costs of obtaining further planning permissions in respect of the Development (including fees of the architects surveyors or consultants relating hereto) post commencement of construction since Building Plan precedes this agreement together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any statutory requirement and/ or any legislation of similar nature till the date of this Agreement;
- ii) The proper costs of investigations, surveys and tests in respect of soil, drains, structures and rights of light;
- iii) The proper costs to be incurred and/or payable to architects, surveyors, Engineers, quantity surveyors or others engaged in respect of the development;
- iv) The proper costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs;
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the property or on the Owner or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party;
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development;
- vii) All proper costs and interest and other finance costs payable by the Developer for undertaking development.

ARTICLE VI

APPROVED PLANNING

- 6.1 It is clearly understood that the planning and sanction of the Building Plan has already been done by the owner at their own cost and expenses and that the property is vacant and unencumbered and also ready to commence construction and is development worthy

K.A.

VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

H. Baheti


VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

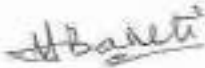
- 6.2 It has been clearly agreed by and between the parties hereto, that the developer shall be at liberty to cause any addition/ alterations/ changes to the plan sanctioned by the Kolkata Municipal Corporation in a manner that the Developer or his intending purchasers of the Developer's Allocation may deem fit and proper.

ARTICLE VII

COMMENCEMENT OF DEVELOPMENT WORK

- 7.1 The Owner shall provide NOC from the Architect, NOC from the Architect and/or Structural Engineer and NOC from Geo Technical Engineer as the Developer deem fit and proper, engaged by the Owner within a period of 15 (fifteen) days from the date of registration of this Agreement to enable the Developer to engage and appoint such person or persons as its Architect and/or Structural Engineer and/or Geo Technical Engineer.
- 7.1.1 The Owner shall provide Tenant NOC within 15 days to the Developer in the required form and such obligations, shall continue till provided.
- 7.2 The Owner shall provide up-to-date tax NOC showing No outstanding taxes payable to the Kolkata Municipal Corporation and provide paid payment receipts of up-to-date payment of electricity dues payable to CESC Limited.
- 7.3 Immediately after the said Premises is handed over to the Developer by the Owner for undertaking construction of the said new building and/or buildings together with the required "No Objection Certificate" as detailed above (hereinafter referred to as the START DATE).
- 7.4 Immediately after execution of this Agreement the Developer shall be entitled to:-
- i) Cause the said Premises to be surveyed
 - ii) Have the soil tested; undertake all preliminary works for undertaking development of the said Premises.
- And the Owner's agree to render all co-operation and assistance as and when may be required.
- 7.5 Upon handover of the Building Plan No: 2020080069 dated 15.03.2021 and other permissions for undertaking construction is obtained the Developer shall-


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


- i) Proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials (details hereof will appear from the **Second Schedule** hereunder written).
- ii) Execute and complete the development in accordance with the approved plan and shall obtain all planning permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.

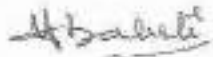
ARTICLE VIII

DEVELOPMENT

8.1 For the purpose of development of the said property the Developer has agreed:

- i) To appoint its own professional team for undertaking development of the said amalgamated premises.
- ii) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.
- iii) The Developer has used and shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to selection and preparation of all necessary performance specifications and requirements and to design of the Development for the purposes for which is to be used or specific.
- iv) The approved changes in Building Plans have been and will be prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which is to be used and the property is fit for the carrying out of the development, however, the Developer shall have the right to change/amend/revise/rectify/modify/alter the sanction


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.

building plan in accordance with law without affecting the Owner's Allocation and if required on behalf of the owner, developers shall do the same.

- v) The Developer shall commence and proceed diligently to execute and complete the development:
 - a) In a good and workman like manner with good quality of materials and
 - b) In accordance with the Approved Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory or other competent authority and the provisions of this agreement.
- vi) The Developer shall use its best endeavours to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE IX

CONSTRUCTION AND COMPLETION

- 9.1 Unless prevented by circumstances beyond the control of the Developer and/or circumstances amounting to force majeure as hereinafter appearing the said New Building and/or Buildings shall be constructed erected and completed within a period of Two years with a grace period of six months from the date of sanction of the said Plan or Start Date which ever event shall happen later (hereinafter referred to as the COMPLETION DATE).
- 9.2 In addition to the above, the Developer shall not be treated in breach of the performance of obligations if the Developer is prevented from proceeding with the work of construction by the circumstances beyond its control and/or by any circumstances amounting to Force Majeure as hereinafter stated.
- 9.3 The Developer shall be authorized in the name of the Owner in so far as, is necessary to apply for and obtain for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage and/or gas to the New Building and other inputs

KAP

VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

H Baheti

VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


and facilities required for the construction or for better use and enjoyment of the new building for which purpose the Owner shall execute in favour of the Developer or its nominee or nominees a General Power of Attorney and other authorities as shall be needed and/or required by the Developer.

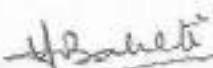
- 9.4 The Developer shall at its own costs and expenses ~~and without creating any~~ financial and other liability on the Owner, construct and complete the New Building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
- 9.5 The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said new Building however, under all circumstances, the title of the property shall be the Owner's responsibility, including settling any claim by any third party whomsoever.
- 9.6 The Developer hereby undertakes to keep the Owner indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the Entire Property and/or in the matter of construction of the said new building and/or for any defect therein.
- 9.7 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owner shall be fully absolved of any liability or claims thereof or therefrom.

ARTICLE X

SPACE ALLOCATION-MARKETING

- 10.1 The Developer shall devise the scheme of marketing of the constructed space at its own costs.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- 10.2 The Developer shall be entitled to enter into agreements for sale and transfer in respect of the Developer's Allocation immediately after the execution and registration of this Agreement and vice versa.
- 10.3 The Owner hereby agrees and covenants with the Developer that the Owner shall sign and execute all deeds, documents and instruments as may be necessary and/or required in respect of any agreements or documents and sale deeds involving the Developer's intending purchasers to be executed by the Developer in respect of the Developer's Allocation without the owners being part of any financial transaction.

ARTICLE XI


DOCUMENTATION EXTRA CHARGES

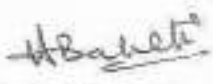
- 11.1 The Developer shall be responsible for preparation of the various deeds documents and instruments including the Sale Agreements as well as the Deeds of Conveyance in respect of the various flats unit's apartment's constructed spaces and car parking spaces forming part of the Developer's Allocation.
- 11.2 The Developer in addition to receiving the consideration amount payable in respect of the various flats units apartments constructed spaces and car parking spaces shall also be entitled to receive realize and collect the various charges such as legal documentation charges as hereinabove mentioned, Generator charges, CESC charges and Deposits, Sinking Fund and other amounts which are customary as also any other charges for any extra facilities, other than those mentioned in the Specifications, as may be provided, and the same shall be held by the Developer without any part on the Owner .

ARTICLE XII

MAINTENANCE OF THE COMMON PARTS AND PORTIONS FORMING PART OF THE SAID PROJECT

- 13.1 The Developer shall be entitled to frame necessary rules and regulations for the purpose of regulating the user of the various units of the said project and


 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

each of the persons intending to and/or acquiring a unit/space in the said project shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges.

ARTICLE XII

FORCE MAJEURE

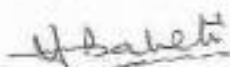
- 14.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :-
- i) Fire
 - ii) Natural Calamity
 - iii) Pest/pest
 - iv) Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.
 - v) Any other unavoidable circumstances beyond control of the Developer.

ARTICLE XIV

HOLDING ORGANIZATION

- 15.1 After completion of the said Project or so soon thereafter the Developer shall cause a Society/Syndicate/Association/Company to be formed for the purpose of taking over of the common parts and portions and also for the purpose of rendition of the common services and each of the persons acquiring a unit/space in the said new building and/or project shall be bound to become a member of such Holding Organisation.
- 15.2 In the event of the control of the common parts and portions and the obligation of rendition of common services being entrusted by the Developer to any Facility Management Company (hereinafter referred to as the MANAGEMENT COMPANY) each of the persons acquiring a unit/space in the said new building and/or project shall be liable and agrees to make payment of the proportionate



VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

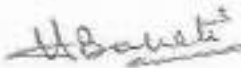

VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Share of the maintenance charges to such Management Company without raising any objection whatsoever or howsoever.

ARTICLE XV
OWNER'S OBLIGATIONS

- 15.1 The Owner's have agreed:
- i) To co-operate with the Developer in all respects for development of the Entire Property.
 - ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
 - iii) To comply with the pre-development obligations of the Owner to enable the Developer to pursue remaining permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the New Building and/or Buildings in accordance with the said Plan.
 - iv) The Owner will execute a registered power of attorney in favour of the Developer or its nominee and/or nominees to enable the Developer to obtain sanction of the said Plan and to do such other acts deeds and things which are necessary and/or required towards construction work and the Owner shall also execute a General Power of Attorney in favour of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement.
 - v) To execute the Deed of Conveyance in respect of the Developer's Allocation in respect of the undivided proportionate share in the land attributable to the saleable flats, units in favour of the intending Purchasers acquiring flats/ unit/ apartments constructed spaces and car parking spaces forming part of the DEVELOPER'S ALLOCATION through the basis of the Power of Attorney which shall continue to remain in force till such time the development is complete and all units in the project are sold and statutory compliances are completed and the same is agreed upon by the Owner and/or its Directors and/or its shareholders and shall continue to bind all successors-in-office.


VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

- vi) Not to deal and/or dispose off and/or part with possession of the Entire Property.
- vii) The Original Title Deeds will be handed over to the Developer by the Landowner within a day's notice as and when required which shall be returned to the owner.

ARTICLE XVI
(DEVELOPER'S INDEMNITY)

- 17.1 The Developer hereby undertakes to keep the Owner indemnified and indemnifies the Owner against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Building.
- 17.2 The Developer hereby undertakes to keep the owner indemnified and indemnifies the Owner against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the said Building and/or for any defect therein.
- 17.3 In any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise any act of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer, and the Owner shall be fully absolved off any liability or claim thereof or therefrom.
- 17.4 The Developer hereby undertakes that without prior written permission of the Owner the Developer shall not assign and/or transfer this Development Agreement to any one whatsoever.

ARTICLE XVII

PROCEDURE

- 18.1 The Owner shall execute a Registered General Power of Attorney in favour of the Developer and/or its nominee and/or nominees as may be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the building and


VERDANT CONSTRUCTIONS LLP

Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

also for pursuing and following up the matter with the Municipal Corporation, Fire Department, Land Ceiling Department West Bengal Promoter Act and other authorities and for booking and/or entering into agreement for sale and execution and registration of Deed of Conveyances of saleable area out of Developer's Allocation and receive proceeds of the sale of Developers Allocation there upon;

ARTICLE XVIII

TERMINATION


- 19.1 If due to any reason whatsoever either disclosed to the Developer and/or any other reason not disclosed to the Developer the Owner shall fail to make available the site in a vacant manner, the Developer may in its absolute discretion extend time and if time is not extended then and in that event this Agreement shall stand terminated and the Owner shall be liable to refund all amounts paid.
- 19.2 If within the Completion Date unless prevented by circumstances beyond its control and subject to the owner complying with all its obligations in terms of this Agreement if the Developer shall fail to complete the said New Building within the said Completion Date then and in that event the Owner shall give to the Developer six months' notice in writing to remedy and/or rectify the breaches (hereinafter referred to as the CURE PERIOD).

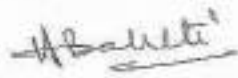
ARTICLE XIX

MUTUAL COVENANTS

- 20.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is to undertake development of the said Premises by construction of new building and/or buildings thereon and to sell and transfer the various flats units apartments constructed spaces and car parking spaces in favour of various intending purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other.

ARTICLE XX


 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

MISCELLANEOUS

21.1

- (i) **BORROWING:** the developer and their intending purchasers/ nominees shall be entitled to obtain bank finance and/or banking facilities from any bank and/or financial institutions in its own name for the purpose of undertaking the said project and for the aforesaid purpose shall be entitled to create a charge and/or mortgage over and in respect of the right title interest of the Developer's Unit under this Agreement in respect of the said premises without prejudice to owners right.
- (ii) All taxes of levies including GST shall be borne by the Owner and Developer in their respective sale of share of allocation.


21.2 RELATIONSHIP OF THE PARTIES-

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owner shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.


21.3 NON WAIVER – any delay tolerated and/or indulgence shown by the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.


21.4 ENTIRE AGREEMENT – this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

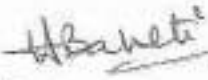
- 21.5 **COSTS** – each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees and the registration charges towards this agreement shall be paid borne and discharged by the parties in equal proportion. It is also agreed that All benefits under the relevant fiscal statutes for development would be available to the Developer and only the Developer would be entitled to claim all such benefits and the parties shall bear their respective tax liabilities arising out of this Agreement and/or arising out of this agreement and /or arising out of sale of constructed flats.
- 21.6 **NOTICES** – Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (if it given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.
- 21.7 The remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.
- 21.8 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any time or period which may, by agreement between the parties be substituted for them.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- 21.9 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 21.10 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of ~~any act or omission prior to~~ such termination.
- 21.11 All municipal rates taxes and other outgoings (hereinafter referred to as the RATES & TAXES) payable in respect of the said premises upto the date of delivery of possession to the Developer for undertaking the work of construction shall be paid, borne and discharged by the Owner and thereafter from the 'Start Date' of the development of the said property the same will be paid borne and discharged by the Developer and intending Purchaser.
- 21.12 The Agreement (together with schedules, if any) the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 21.13 This Agreement shall be binding on the parties hereto and their respective successors and assigns.
- 21.14 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendment to the Articles.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.



 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

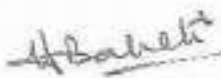
- 21.15 Nothing contained in this Agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.
- 21.16 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such ~~other~~ actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- 21.17 The Owner will have absolute right as they deem fit and proper for selling/ Leasing/ Renting/ mortgaging to any third party to which Developer will have no say.
- 21.18 The Owners and their men and agents shall inspect the premises as and when required and it is deemed that the premises will be in joint possession of both owners and developers.

ARTICLE XXI

ARBITRATION

- 22.1 The parties as far as possible shall try and resolve all disputes and differences which may arise amicably but in the event of such differences and/or disputes are not capable of being amicably resolved then and in that event the parties have agreed to refer the same to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force.
- 22.2 The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions.
- 22.3 It would not be obligatory on the part of the Arbitrators to give any speaking and/or reasoned award.
- 22.4 The parties agree and covenant with each other that they have full trust and faith in the Arbitrators and agree to abide by all their awards and/or directions.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

and not to challenge or dispute the same in any manner whatsoever or howsoever.

- 22.5 Courts at Kolkata alone shall have jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties in toto.

FIRST SCHEDULE ABOVE REFERRED TO

(The Said Premises)

Part-I

ALL THAT piece and parcel of land containing an area of **5 Cottahs** be the same, a little more or less, situate, lying at and being Municipal Premises No. **41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assessee No. 11-087-18-0035-2** Together with the existing 74 years old dilapidated Ground plus Four storied brick built dwelling house measuring 10700 square feet more or less and butted and bounded as follows:-

ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Harpada Basu.

ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly

ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra.

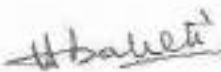
ON THE WEST : By 40 Feet wide Parasar Road.

Part-II

(Devolution of Title)

WHEREAS ALL THAT old dilapidated Ground plus four storied brick built dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Kolkata Municipal Corporation Ward No. 87, belonged to one Pannalal Seal. During his life time said Pannalal Seal as sole and


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

absolute owner executed an indenture on 08.07.1946, wherein he established the Idol or Thakurani Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sri Sri Iswar Gopal Jew and dedicated the suit property along with other properties in favour of the Idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/seait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustee/seabits and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/seabits of the properties. Pannalal Seal died Intestate on 29.08.1972 leaving behind his three sons viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors, Biswanath Seal died on 28.05.84 leaving behind his three sons viz. Paban Kumar Seal, Tapan Kumar Seal and J. H. Kumar Seal.


AND WHEREAS Gopinath Seal also died intestate on 18.11.1999 leaving behind his two sons viz. Ashim Seal and Prabir Kumar Seal as his legal heirs and successors.

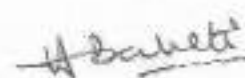
AND WHEREAS said Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor, as per the said Trust Deed.

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz. Sri Subrata Seal and Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

AND WHEREAS the present legal heirs of said Pannalal Seal being the male members/ heir of the said deity as per indenture made on 08.07.1946 by their predecessor in interest of said Pannalal Seal, since deceased became the seabits/owner of the Properties including the **Premises No. 41, Parasar Road**. The major portion of the building erected on the **Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata- 700029** morefully described in Part-I above written has been occupied by several tenants.

AND WHEREAS the said legal heirs of Late Panna Lal Seal, approached the Learned District Judge at Alipore seeking permission for development and/or sell of the Schedule 'B' property and the said suit was numbered as Misc. Case No. 325 of 2014


 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Sri Pabai Kumar Seal and others petitioner filed a petition Under Section 34 of Indian Trust Act.

AND WHEREAS the major structure of the building of both premises have become old and dilapidated. The Owner had submitted before the court of the District Judge at Alipore that the rental income from the tenancy is very meagre i.e. say Rs. 2520/- per month which is absolutely insufficient for the purpose of maintenance of the said property, and for the purpose approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road, Kolkata 700 025 for development or Sale of the said premises.

AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case and it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata municipal Corporation.

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz. Sri Subrata Seal and Sri Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

AND WHEREAS thus Subrata Seal, Sumit Seal, Shankar Seal, Ashim Seal, Probir Kumar Seal, Pawan Kumar Seal, Salil Kumar Seal became the joint Owner of the Schedule Property described in Part-I above by five several Deeds of Conveyance being No. a) to e) below the said Owner transferred the entire property in favour of the Owner herein.

- a) Deed of Conveyance dated 30th March, 2015 duly registered before the Office of District Sub Registrar-I, South 24 Parganas and recorded in Book No.I, C D Volume No.5, Pages from 4334 to 4354 being No.01238 for the year 2015.
- b) Deed of Conveyance dated 23rd February, 2015 duly registered before the Office of District Sub Registrar-I, South 24 Parganas and recorded in Book No.I, being No.900675 for the year 2015.

KA
VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Harshit
VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

- Rita*
- c) Deed of Conveyance dated 25th March, 2015 duly registered before the Office of District Sub Registrar-I, South 24 Parganas and recorded in Book No.1, C.D. Volume No.5, Pages from 3901 to 3921 being No.01162 for the year 2015
- d) Deed of Conveyance dated 28th January, 2015 duly registered before the Office of District Sub Registrar-I, Alipore, South 24 Parganas and recorded in Book No.1, C.D. Volume No.2, Pages from 905 to 929, being No.00274 for the year 2015.
- e) Deed of Conveyance dated 17th March, 2015 duly registered before the Office of District Sub Registrar-I, South 24 Parganas and recorded in Book No.1, C.D. Volume No. 48 to 68, being No.01036 for the year 2015

THE SECOND SCHEDULE ABOVE REFERRED TO:
SPECIFICATION OF WORK
(MANNER OF COMPLETION OF THE NEW BUILDING)

Registration Party

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following:

BRICK WORK	AAC Blocks
PLASTERING	M 25 finish
FINISHING	
FOUNDATION	Deep foundation/pile caps as advised by the engineer in charge
SUPER STRUCTURE	M 20/ M 25
CONCRETE WORK	As per direction of engineer in charge

KA

VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

H. Baheti

VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

STAIRCASE RAILING	Glass / MS
DRAINAGE	per design as per engineer in charge
Flooring	Bed rooms, kitchen, toilets – 2ft by 2ft vitrified tiles Living dining – Italian marble
DOORS	35mm flush doors, veneered/laminated both sides
WINDOWS	UPVC/Fenesta or equivalent make
RO OF TREATMENT	Water proofing of approved make and vitrified tiles
TOILET FITTINGS	Jaquar or equivalent make
KITCHEN	Jaquar or equivalent make
ELECTRICALS	Finolex complete water proof or equivalent make
WATER ARRANGEMENT	Municipal authorities/borewell if permissible
ELECTRICAL METER	CESC
OTHER FACILITIES	a) Generator with extra costs b) Inter comm c) CCTV

KA
VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

H Baheti
VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


	d) Landscape garden on roof proposed
--	--------------------------------------

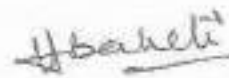
**THE THIRD SCHEDULE ABOVE REFERRED TO:
OWNER'S ALLOCATION**

ALL THAT Two self contained habitable flat to be comprised in the Entire Third Floor of the proposed new building along with two covered Car Parking Spaces in the Ground Floor level in the proposed building at the said premises as per the Sanctioned Plan No. 2020080069 dated 15.03.2021 sanctioned by the Kolkata Municipal Corporation to be constructed TOGETHER WITH undivided proportionate share in the land and common areas and facilities, the common portions amenities and facilities provided in the building comprising 20% out of the entire constructed space and proportionate share in the common areas including the roof/terrace and Rs. 4,25,00,000/- (Rupees Four Crore Twenty Five Lakhs) only payable in terms of this Agreement.

**THE FORTH SCHEDULE ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION**

ALL THOSE self contained habitable flats to be comprised in the Entire First, Second, Fourth and Fifth Floor of the new building comprising of 80% of the entire area along with eight Car Parking Spaces in the Ground Floor level excluding the service area in the proposed building at the said premises as per the plan sanctioned by the Kolkata Municipal Corporation to be constructed TOGETHER WITH undivided proportionate share in the land and common areas and facilities, the common portions amenities and facilities provided in the building comprising 80% out of the entire constructed space and proportionate share in the common areas including roof/ terrace.


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

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

SIGNED AND DELIVERED by the Owner

herein in the presence of

WITNESSES:

1. *ganesh das*
13 Palambur Bhattacherjee
Lane West - 700007

2. *ए. रघुनाथ ब्रह्मचारी*
अवकाश

SIGNED AND DELIVERED by the Developer herein in the presence of:

WITNESSES:

1. *ganesh das*

2. *ए. रघुनाथ ब्रह्मचारी*

MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Bhatia
Director

MOONDUST TRACOM PRIVATE LIMITED

Lita
Director

VERDANT LLP CONSTRUCTIONS LLP

Karan Agarwala
Designated Partner / Authorized Signatory

VERDANT CONSTRUCTIONS LLP

Harshit
Designated Partner / Authorized Signatory
(HARSHIT BAHETI)

DEPOSED by the
Subhendu Paul
Subhendu Paul
Advocate
High Court, Calcutta
Enroll No. 476/2264/2002

Karan Agarwala (SP)
VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Harshit
VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

RECEIPT

RECEIVED from the within named Developer the within mentioned sum of **Rs 2,25,00,000/-** (Rupees Two Crore Twenty Five Lakhs) only ~~as per Memo below :-~~

MEMO OF CONSIDERATION

Cheque No.	Date	Bank	Amount (in Rs)
012036	02.11.2022	IDBI Bank	50,00,000/-
012037	02.11.2022	IDBI Bank	50,00,000/-
012038	02.11.2022	IDBI Bank	50,00,000/-
012039	02.11.2022	IDBI Bank	50,00,000/-
012040	02.11.2022	IDBI Bank	25,00,000/-
		TDS @	
		TOTAL	2,25,00,000/-

(Rupees Two Crore Twenty Five Lakhs) only

SIGNATURE OF THE WITNESSES

1. *Gaush Ra*
2. *Harshit Baheti*

FOR MOONDUST TRACOM PRIVATE LIMITED
Rajesh Kumar Bhatia
 Director






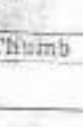










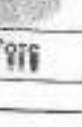
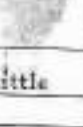





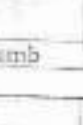
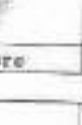
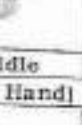
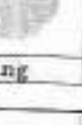
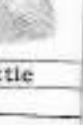









FOR MOONDUST TRACOM PRIVATE LIMITED
Litara
 Director

SIGNATURE OF THE OWNER

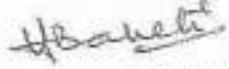
KA
 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Harshit
 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

SPECIMEN FORM FOR TEN FINGERS PRINT

	<p>Karan Agarwala</p>						<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	<p>(Left Hand)</p>						<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>(Right Hand)</p>
	<p>Harshit Baheti</p>						<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	<p>(Left Hand)</p>						<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>(Right Hand)</p>
	<p>Pooja Singh</p>						<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	<p>(Left Hand)</p>						<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>(Right Hand)</p>
	<p>Rishi Singh</p>						<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	<p>(Left Hand)</p>						<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>(Right Hand)</p>


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Major Information of the Deed

Deed No :	I-1904-18016/2022	Date of Registration	03/11/2022
Query No / Year	1904-2003048709/2022	Office where deed is registered	
Query Date	19/10/2022 4:58:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status : Advocate		
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 : 4,25,00,000/-]		
Set Forth value	Market Value		
Stamp duty Paid (SD)	Rs. 3,65,35,502/-		
Rs. 75,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 4,25,105/- (Article:E, E. B)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parasar Road, Premises No: 21, Ward No: 087 Pin Code: 700028

Sch No	Plot Number	Khatian Number	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Proposed ROR Bastu	5 Katha		2,83,50,002/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.25Dec	0/-	283,50,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10700 Sq Ft.	0/-	81,85,500/-	Structure Type: Structure Lift Facility.
<p>Gr. Floor, Area of floor : 2140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10700 sq ft	0/-	81,85,500/-	

KAR

VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Harshit

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



















Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MOONDUST TRACOM PRIVATE LIMITED 6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 . PAN No.:: AAxxxxxx5C,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	VERDANT CONSTRUCTIONS LLP 76A, RAJA BASANTA ROY ROAD, City:- . P.O:- TOLLYGUNGE, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 . PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

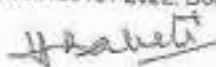
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RITESH PANDEY (Presentant) Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>NOV 2022 14:08PM</td> <td>LTI</td> <td>03/11/2022</td> <td>03/11/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RITESH PANDEY (Presentant) Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office				NOV 2022 14:08PM	LTI	03/11/2022	03/11/2022
Name	Photo	Finger Print	Signature										
Mr RITESH PANDEY (Presentant) Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office													
NOV 2022 14:08PM	LTI	03/11/2022	03/11/2022										
	6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, . Citizen of: India, . PAN No.:: AXxxxxxx5D, Aadhaar No: 46xxxxxxxx7512 Status : Representative, Representative of : MOONDUST TRACOM PRIVATE LIMITED (as DIRECTOR)												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJESH KUMAR PANDEY Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>NOV 2022 14:08PM</td> <td>LTI</td> <td>03/11/2022</td> <td>03/11/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJESH KUMAR PANDEY Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office				NOV 2022 14:08PM	LTI	03/11/2022	03/11/2022
Name	Photo	Finger Print	Signature										
Mr RAJESH KUMAR PANDEY Son of AMAR NATH PANDEY Date of Execution:- 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office													
NOV 2022 14:08PM	LTI	03/11/2022	03/11/2022										
	6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, . Citizen of: India, . PAN No.:: AHxxxxxx7R, Aadhaar No: 37xxxxxxxx5173 Status : Representative, Representative of : MOONDUST TRACOM PRIVATE LIMITED (as DIRECTOR)												

07/11/2022 Date: No-190418016/2022 DocId No:1-190418016 / 2022. Document is digitally signed



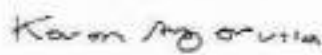





VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Page 20 of 22

3	Name	Photo	Finger Print	Signature
	Mr KARAN AGARWALA Son of Mr MANISH AGARWALA Date of Execution - 03/11/2022, Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office			
		Nov 9 2022 1:49PM	L1 03/11/2022	03/11/2022
2052, CHAKSARIA, City-, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPyxxxxx4E, Aadhaar No. 20xxxxxxxx2291 Status : Representative, Representative of : VERDANT CONSTRUCTIONS LLP (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr HARSHIT BAHETI Son of KAMAL KISHORE BAHETI Date of Execution - 03/11/2022, Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office			
		Nov 9 2022 1:49PM	L1 03/11/2022	03/11/2022
1050/1 SURVEY PARK, City:-, P.O:- SANTOSH PUR PS NOW SURVEY PARK, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxxx6Q, Aadhaar No: 83xxxxxxxx5780 Status : Representative, Representative of : VERDANT CONSTRUCTIONS LLP (as PARTNER)				

Identifier Details :


Name	Photo	Finger Print	Signature
Mr GANESH DAS Son of Late SURENTH DAS 18, PITAMBAI BHAI YACHARJEE LANE, City:-, P.O:- ACHARY STREET, P.S:- Achary Street, District:-Kolkata, West Bengal, India, PIN:- 700022			
	03/11/2022	03/11/2022	03/11/2022
Identifier Of Mr RITESH PANDEY, Mr RAJESH KUMAR PANDEY, Mr KARAN AGARWALA, Mr HARSHIT BAHETI			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	MOONDUST TRACOM PRIVATE LIMITED	VERDANT CONSTRUCTIONS LLP-8.25 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	MOONDUST TRACOM PRIVATE LIMITED	VERDANT CONSTRUCTIONS LLP-10700.00000000 Sq Ft


VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

On 03-11-2022

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 62 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:20 hrs on 03-11-2022, at the Office of the A.R.A. - IV KOLKATA by Mr RITESH PANDEY .

Certificate of Market Value (WE 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 3,85,35,000/-

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

Execution is admitted on 03-11-2022 by Mr RITESH PANDEY, DIRECTOR, MOONDUST TRACOM PRIVATE LIMITED, 8, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr GANESH DAS, . . . Son of Late SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: AMHERST STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr RAJESH KUMAR PANDEY, DIRECTOR, MOONDUST TRACOM PRIVATE LIMITED, 8, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr GANESH DAS, . . . Son of Late SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: AMHERST STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr KARAN AGARWALA, PARTNER, VERDANT CONSTRUCTIONS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr GANESH DAS, . . . Son of Late SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: AMHERST STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr HARSHIT BAHETI, PARTNER, VERDANT CONSTRUCTIONS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Tollygunge, District-South 24-Parganas, West Bengal India, PIN:- 700029

Identified by Mr GANESH DAS, . . . Son of Late SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: AMHERST STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,25,105.00/- (B = Rs 4,25,000.00/- , E = Rs 21.00/- , J = Rs 55.00/- , L(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 4,25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2022 1:16PM with Govt. Ref. No: 192022230152473938 on 29-10-2022. Amount Rs: 4,25,021/-, Bank: SBI (Sby) (Sby) (Sby), Ref. No. 2792273666235 on 29-10-2022, Head of Account 0030-03-104-001-16

KAR

VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Harshiti

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 128605, Amount: Rs.5,000.00/-, Date of Purchase: 03/11/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2022 1:16PM with Govt. Ref. No: 192022230152473938 on 29-10-2022, Amount Rs: 70,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 2792273058235 on 29-10-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moendust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moendust Tracom Pvt. Ltd.



W

Government of West Bengal
Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19042003040789/2022	Serial No/Year	1904018124/2022
Transaction Id	0003405937	Date of Receipt	03/11/2022 1:50PM
Deed No / Year	1 - 190418016 / 2022		
Presentant Name	Mr RITESH PANDEY		
Land Lord	MOONDUST TRACOM PRIVATE LIMITED		
Developer	VERDANT CONSTRUCTIONS LLP		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[-306] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,25,00,000/-]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 3,65,35,502/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	B, E, I, M(a), M(b)
Standard User Charge	480/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	128505	03/11/2022	5,000/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	480/-
Requisition Form Fee	50/-


KAD
VERDANT CONSTRUCTIONS LLP
 Represented by
KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


H Baheti
VERDANT CONSTRUCTIONS LLP
 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Query No-19042003040789/2022, 03/11/2022 01:51:04 PM, KOLKATA (A.R.A. - IV)

*Total Amount Received by Cash Rs. 614/-

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal


VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1071079 to 1071122
being No 190418016 for the year 2022.



ma

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.11.07 16:39:09 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/11/07 04:39:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

KA
VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H Baheti
VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

(This document is digitally signed.)