

16223/2025

15670/2025



पश्चिम बंगाल WEST BENGAL



14AC 049661

9/10
15-18
225 du.
166005677/

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

Additional Registrar of Assurances-IV, Kolkata

31 OCT 2025

THIS AGREEMENT made this 31st day of OCTOBER Two Thousand and Twenty-five

@sai Jyothinwala

Soumitra ST

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

22 SEP 2025

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

DSP LAW ASSOCIATES
 Advocates
 10 & 11, House
 2 Hare Street
 Kolkata-70000



OFFICE OF THE REGISTRAR
 OF ASSAM, DISPUR

31 OCT 2025

BETWEEN

RAUNAK PROPERTIES PRIVATE LIMITED (CIN:U72100WB1999PTC089838 and PAN: AABCR8161K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Raunak Jhunjhunwala (Aadhaar No. 2329 8128 4549 and PAN: AEYPJ0495G) son of Sushil Kumar Jhunjhunwala of 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata - 700089, hereinafter referred to as “the **FIRST PARTY**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **ONE PART AND HIMANGA MERCANTILES PRIVATE LIMITED** (CIN: U51909WBI994PTC066866 and PAN: AAACH6340K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Saurabh Sushil Jhunjhunwala (Aadhaar No.2227 8380 2096 and PAN: AGLPJ5449H) son of Sushil Kumar Jhunjhunwala of 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata - 700089, hereinafter referred to as “the **SECOND PARTY**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

PART-I # DEFINITIONS:

1. Unless in this Agreement there be something contrary or repugnant to the subject or context: -
 - (a) “**Agreed Ratio**” shall mean the ratio of sharing or distribution between the First Party and the Second Party which shall be 30% (thirty per cent) belonging to the First Party and 70% (seventy per cent) belonging to the Second Party;
 - (b) “**Appropriate Authorities**” with its grammatical variations shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, Judicial or Quasi-Judicial Authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or Authorities, Barasat Municipality, Panchayat, Gram Panchayat, Municipal Authorities, Planning Authority, development authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, Other Authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway






~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 OCT 2026

Authorities, Authorities under the Real Estate Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial And Quasi-Judicial Authorities And Forums, Service/Utility Providers For Electricity, Water, Drainage, Sewerage, Lift, Generator, Telecom, Television, Wireless Connectivity, Digital or any other Utilities whatsoever.

- (c) **"Building Complex"** shall mean the New Buildings at the said Premises together with the Common Areas and Installations and wherever the context so permits or intends shall include the said Premises.
- (d) **"Building Plans"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Second Party in the names of the First Party and the Second Party from the Barasat Municipality and/or any other appropriate authorities and include all modifications and/or alterations as may be made thereto.
- (e) **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, upkeep and security of the Building Complex and in particular the Common Areas and Installations; the rendition of common services in common to the Transferees thereof; the collection and disbursement of the common expenses; the regulation of the mutual rights, obligations and liabilities of the Transferees thereof and dealing with all matters which are of common interest to the Transferees thereof.
- (f) **"Common Areas and Installations"** shall according to the context mean and include the areas installations and facilities comprised in and for the New Buildings and/or the said Premises and/or any part or parts thereof as may be expressed or intended by the Second Party from time to time for use in common with rights to the Second Party to keep any part or parts of the Common Areas and Installations as being meant for use by the specified category of Transferees and/or such other persons as the Second Party may deem fit and proper. A tentative list of the proposed Common Areas and Installations is mentioned as the **SECOND SCHEDULE** hereunder written but the same is subject to modifications or changes as may be made by the Second Party therein.
- (g) **"Completion of Construction"** in connection with the Building Complex shall mean that the New Buildings are constructed and made habitable together with issuance of Completion Certificate in respect thereof.
- (h) **"Second Party's Realization Share"** shall mean 70% (seventy percent) of the Realizations.
- (i) **"New Buildings"** shall mean the several buildings to be constructed from time to time at the said Premises.
- (j) **"First Party's Realization Share"** shall mean 30% (thirty percent) of the Realizations.

- (k) **"Parking Spaces"** shall mean the spaces for parking of cars and/or two wheelers at the Building Complex.
- (l) **"Pass Through Charges"** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- (m) **"Real Estate Laws"** shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and includes the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- (n) **"Realization"** with its grammatical variations shall mean the amounts that may from time to time be received against Transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits.
- (o) **"said Premises"** shall mean immovable property with a land area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466, 465, 464, 463 and divided and demarcated portion of L.R. Dag No.454 all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality under Police Station Barasat in the District of North 24 Parganas, morefully described in the **FIRST SCHEDULE** hereunder written.
- (p) **"Shares in land"** shall mean the proportionate undivided share in the land of whole or part of the said Premises attributable to any Unit.
- (q) **"Specifications"** shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., as regards the Building Complex as per particulars mentioned in the **THIRD SCHEDULE** hereto.
- (r) **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Second Party.
- (s) **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- (t) **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.






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



192025260317965968

GRN Details

GRN:	192025260317965968	Payment Mode:	SBI Epay
GRN Date:	30/10/2025 13:22:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6189491485345	BRN Date:	30/10/2025 13:22:14
Gateway Ref ID:	CHV0694972	Method:	State Bank of India NB
GRIPS Payment ID:	301020252031796595	Payment Init. Date:	30/10/2025 13:22:08
Payment Status:	Successful	Payment Ref. No:	2002916898/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RAUNAK JHUNJHUNWALA
Address: 829/A LAKE TOWN BLOCK A KOLKATA 700 089
Mobile: 9038224626
EMail: RAUNAKGROUP1@YAHOO.CO.IN
Period From (dd/mm/yyyy): 30/10/2025
Period To (dd/mm/yyyy): 30/10/2025
Payment Ref ID: 2002916898/2/2025
Dept Ref ID/DRN: 2002916898/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002916898/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002916898/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	50600
3	2002916898/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				125921

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND NINE HUNDRED TWENTY ONE ONLY.

PAYED



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



301020252031796595

GRIPS Payment Detail

GRIPS Payment ID:	301020252031796595	Payment Init. Date:	30/10/2025 13:22:08
Total Amount:	125921	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6189491485345	BRN Date:	30/10/2025 13:22:14
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAUNAK JHUNJHUNWALA
Mobile: 9038224626

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260317965968	Directorate of Registration & Stamp Revenue	125921
Total			125921

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND NINE HUNDRED TWENTY ONE ONLY.

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

PAID

- (u) **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.

PART-II # RECITALS:

2. **WHEREAS** the First Party and the Second Party have purchased the said Premises and the First Party is having one-half share and the Second Party is having the balance one-half share in the said Premises therein.
- 2.1. **AND WHEREAS** pursuant to discussions between the parties, the First Party and the Second Party have agreed to enter into this agreement whereby the Second Party has agreed to carry out the planning and implementation of the Building Complex and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein with its Shares in Land attributable to the concerned Units to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Second Party's Realization Share in consideration thereof and the First Party has agreed to transfer its Realization Share in Land attributable to the concerned Units to the Transferees thereof upon completion of construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the First Party's Realization Share in consideration thereof:

PART-III # WITNESSETH:

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

3. **DEVELOPMENT AND CONSTRUCTION:**
- 3.1. In the premises aforesaid:-
- (a) The First Party have agreed to appoint the Second Party as exclusive developer of the said Premises and the Second Party has agreed to be so appointed; and
 - (b) the Second Party has agreed to carry out the planning and implementation of the Building Complex and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein with its Shares in Land attributable to the concerned Units to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Second Party's Realization Share in consideration thereof; and

- (c) the First Party has agreed to Transfer its share in land attributable to the concerned Units to the Transferees thereof upon completion of construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the First Party's Realization Share in consideration thereof; and

4. LAND RELATED OBLIGATIONS:

4.1. In connection with their respective shares in the land of the said Premises, the First Party and Second Party shall, at their own costs and expenses, comply with the following obligations: -

- (a) The said Premises and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the said Premises or any part thereof or in case any defect or deficiency in the title of the said Premises arises or is detected or there is any claim of possession or occupation by any person in respect of the said Premises, the same shall be rectified and cured by the First Party and Second Party;
- (b) The First Party and Second Party would cause to be mutated their names in records of the Barasat Municipality, the concerned B.L.&L.R.O and cause to change of nature of land to housing complex in respect of the said Premises;
- (c) In case the records of the B.L.&L.R.O, Municipality, or any other concerned authority require any correction or rectification or change, the First Party and Second Party shall cause the same;
- (d) The First Party and Second Party shall apply for and obtain any approval, permission, No Objection Certificates and/or clearances that may be required for making the said Premises fit for sanction of plans and its development as envisaged herein and also those that may be required in respect of the said Premises;
- (e) The First Party and Second Party shall pay and clear upto date Khajana and Municipal Tax, if any outstanding;

5. SECURITY DEPOSIT: The Second Party has agreed to pay the First Party a sum of Rs.50,00,000/- (Rupees fifty lakhs) only as security deposit free of interest (hereinafter referred to as "the **Security Deposit Amount**"). The said Security Deposit amount shall be free of interest and refundable by the First Party to the Second Party upon completion of the Building Complex

6. TITLE DEEDS:

6.1. All original documents of title relating to the said Premises exclusively shall be kept with the Second Party who shall keep the same safe, unobliterated and uncanceled.

- 6.2. The Second Party shall be entitled from time to time and at all times to produce, give copies and extracts of and from the said original documents of title before Appropriate Authorities, Transferees and intending Transferees, Banks and/or Financial Institutions providing finance to the Second Party and buyers/transferees and all other persons and authorities as may be required and/or found necessary by the Second Party and also to deliver the same if required and the First Party agrees to co-operate with the Second Party fully in this regard.

7. SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:

- 7.1. The Second Party shall at its own cost and expenses cause to be prepared the proposed plans and send a copy of the same to the First Party. The First Party shall within 15 days of receiving the proposed plans offer their suggestions, if any, thereon to the Second Party for the consideration of the Architects. The decision of the Architect as to the incorporation of the suggestion of the First Party to the proposed plans shall be final and binding on the parties.
- 7.2. The Second Party shall submit and cause the Building Plans to be sanctioned by the Appropriate Authorities within 6 (six) months from the date of finalization of such plans.
- 7.3. The Second Party shall be entitled from time to time to cause modifications and alterations to the new building plans or revised building plans in such manner and to such extent as the Second Party may, deem fit and proper but with the consent of the Architects.
- 7.4. The Second Party shall cause survey and soil testing work at the said Premises and other preparatory works relating to the sanction of plans for the New Buildings.
- 8. CONSTRUCTION OF THE BUILDING COMPLEX:**
- 8.1. The Second Party shall construct or cause to be constructed the Building Complex at the said Premises in accordance with the Building Plans and to do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Appropriate Authority in force at the relevant time and in due compliance of the legal requirements.
- 8.2. The Second Party shall construct or cause to be constructed the Building Complex in a good and workman like manner with good quality of materials and in accordance with the Specifications save as may be modified or altered by mutual consent or approval of the First Party.
- 8.3. The Second Party shall obtain necessary completion certificates in respect of the New Buildings.
- 8.4. The Second Party shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities required for the construction and use of the Building Complex, at its own cost from the Appropriate Authorities.

- 8.5. The Second Party shall be authorised and empowered in its own name and also in the name of the First Party, insofar as may be necessary, to apply for and obtain all permissions, approvals and clearances from the Appropriate Authorities for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said Premises or any portion thereof and/or for obtaining any utilities and permissions.
- 8.6. The Second Party shall be entitled to procure (either in its name or in the names of the First Party as may be deemed fit and proper by the Second Party at its sole discretion and convenience) all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, sanitary fittings etc.), construction equipments and/or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Building Complex and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess.
- 8.7. The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected, engaged and/or appointed by the Second Party in its sole discretion. The Second Party shall be entitled from time to time to appoint or approve engineers, consultants, planners, advisors, designers, experts and other persons as may be necessary. The Second Party shall appoint engage and/or employ contractors for the Building Complex and may directly or through any Contractors appoint/approve sub-contractors, engineers, labourers, mistrics, caretakers, guards and other staff and employees and at such remuneration, costs, charges and/or expenses and on such terms and conditions as be deemed necessary by the Second Party and wherever required, to revoke such appointments from time to time or at any point of time. The First Party shall not in any way be liable or responsible for any salaries, wages, remuneration, costs or expenses nor for any act or omission (right or wrong, sufficient or insufficient) of any person appointed by the Second Party and/or otherwise doing any act, deed or thing in respect of the rights or obligations of the Second Party hereunder.
- 8.8. The construction work shall be carried out in phases as per the discretion of the Second Party.
- 8.9. The Second Party shall look after, supervise, manage and administer construction of the Building Complex.
- 8.10. The Second Party agrees to provide or cause to be provided all requisite workmanship and materials for the Building Complex.
- 8.11. All fees, costs, charges and expenses for preparation and/or sanctioning of Building Plans and/or any modification, alteration and/or revision thereof and/or for any Clearances or approvals obtained for the same and/or for survey, soil testing, construction and Completion of the Building Complex and for all the



obligations of the Second Party hereunder shall be borne and paid by the Second Party and the First Party shall not be required to pay or contribute any amount on such account.

- 8.12. The Second Party shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein.
- 8.13. The Second Party shall deal with the Appropriate Authorities in all manner and for all purposes connected with the development or Transfer of the Building Complex or anyway connected therewith.
- 8.14. The Second Party shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The First Party will not be responsible for any latches and/or lapses on the part of the Second Party.
- 8.15. The Second Party shall comply with the provisions of the Real Estate Laws.
- 8.16. The First Party shall fully cooperate with and assist the Second Party and shall sign execute register and deliver all papers, plans, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Second Party therefor and do all acts deeds and things as may be required by the Second Party therefor and also for the purposes herein contained.

9. TRANSFER:

- 9.1. The Second Party shall transfer the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex with its Shares in Land attributable to the concerned Units on the terms and conditions hereinafter contained.
- 9.2. The First Party agrees to sell and transfer its Shares in Land attributable to the Units to the Transferees thereof in such parts or shares as the Second Party may nominate or require. However, the sale and/or transfer shall, unless otherwise mutually agreed between the parties hereto, be done and completed only upon Completion of Construction of the concerned Transferable Areas and delivery of possession thereof.
- 9.3. The Second Party shall be entitled to advertise for Transfer of the Units, Parking Spaces and other Transferable Areas in the Building Complex in all media. The Second Party shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Buildings at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.4. The consideration for which the Second Party shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Second Party shall be such as be determined by the Second Party from time to time in consultation with the First Party. The Second Party shall negotiate and settle the terms of payment and other terms of Transfer with intending Transferees.

- 9.5. The Second Party shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary to cancel revoke or withdraw any such booking.
 - 9.6. The Second Party shall receive the entire Realizations (including earnest money, part payments) Extras and Deposits, Pass Through Charges and other amounts on any account receivable from the Transferees in its own name and shall give receipts for the same which shall fully discharge the payee thereof.
 - 9.7. The agreements, receipts, confirmations, applications, final sale deeds or deeds of transfer and other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferrable areas shall be executed by the Second Party and the First Party.
 - 9.8. The First Party may if so required by the Second Party authorize and empower the Second Party for execution and/or registration of the agreements, sale deeds and other contracts and documents by executing one or more powers of attorney in favour of the Second Party.
 - 9.9. All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata 700001 or any other law firm as may be mutually decided by the First Party and the Second Party.
 - 9.10. Marketing Costs: All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Transferee or other person relating to the Building Complex shall be payable by the Second Party.
- 10. REALIZATION AND DISTRIBUTION:**
- 10.1. The First Party shall be entitled to the First Party's Realization Share and the Second Party shall be entitled to the Second Party's Realization Share out of the Realizations or any part thereof.
 - 10.2. The Second Party shall pay to the First Party, the First Party's Realization Share as and by way of land cost, on periodic basis but not stretching beyond a quarter according to English Calendar and the payments for any quarter shall be made in respect of the Total Realizations during such quarter and within 15 days of the close of the concerned quarter.
 - 10.3. All payments made by the Second Party to the First Party shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Transferee and/or any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the First Party herein shall be adjustable out of the future payments to be

made by the Second Party to the First Party and in case no such future payment is due, the same shall be paid by the First Party to the Second Party.

- 10.4. The Second Party shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Building Complex. The First Party shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Second Party. For the purpose of accounting and settlement the parties shall, if so required by the Second Party or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5. After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.6. The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 (forty-five) days of such given date.
- 10.7. Any Pass Through Charges and Extras and Deposits that will be taken from the Transferees shall be taken and utilized separately by the Second Party and the First Party shall have no concern therewith.

11. TIME FOR COMPLETION:

- 11.1. Subject to force majeure and subject to the First Party not being in default in compliance of their obligations hereunder, the Second Party shall complete the construction within 42 (forty-two) months from the date of sanction of Building Plans with an extension period of 6 (six) months.
- 11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law and any other reason beyond the control of the Second Party.

12. DEFAULTS:

- 12.1. 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 to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.
- 12.2. The parties will refer to any disputes or differences between them to the Arbitration Tribunal as morefully provided hereinafter and accept and abide by the award made therein.



13. UNSOLD AREAS:

13.1. In case upon expiry of 90 (ninety) days from the date of Completion of Construction of the Building Complex there be or remain unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-

- (a) The First Party and the Second Party would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
- (b) The location of the Units and other Transferable Areas to belong to the First Party and the Second Party would be mutually finalized by the parties and the areas to be allotted separately to the First Party and the Second Party respectively shall thenceforth be the First Party's Allocation and the Second Party's Allocation respectively. The First Party shall be entitled to deal with and/or Transfer the Owner's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively and the Second Party shall be entitled to deal with and/or Transfer the Second Party's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively. The First Party would jointly be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted First Party's Allocation and would be liable to convey and transfer their proportionate share in the land to the Transferees nominated by the Second Party in respect of the separately allotted Second Party's Allocation;

14. GENERAL:

14.1. As a purpose incidental to carrying out the development of the said Premises in terms hereof, the First Party shall allow the Second Party to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the First Party to the Second Party. It is hereby expressly agreed by and between the parties hereto that the possession of the said Premises shall not be given or intended to be given to the Second Party under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47) (v) of the Income Tax Act 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the said Premises shall always remain vested in the First Party until such time the development is completed by the Second Party alongwith necessary Completion Certificate and notified thereabout to the First Party. After issuance of such Completion Certificate and being notified thereabout as aforesaid, the First

Party or persons permitted by them shall be in possession of the separately allocable areas allocated to the First Party and the Second Party shall be in possession of the separately allocable areas allocated to the Second Party and the First Party and the Second Party shall be in joint possession of the remaining unsold and/or undelivered Units.

- 14.2. The parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement.
- 14.3. The First Party agrees and covenant with the Second Party not to cause any interference or hindrance in the development and/or Transfer of the Building Complex at the said Premises and not to do any act deed or thing whereby the rights of the Second Party hereunder may be affected or the Second Party is prevented from making or proceeding with the construction of the Building Complex or Transfer the same or doing and carrying out the other acts contemplated herein.
- 14.4. Neither party can without the consent of the other assign this agreement. Further, during the subsistence hereof, the First Party shall not appoint any other person as Second Party of the said Premises or confer any right, authority or obligation as conferred hereunder upon the Second Party or expressed or intended so to be hereunder.
- 14.5. The parties shall form Maintenance Company and enable the formation of one or more Association for the Common Purposes of management and maintenance of the Building Complex and collection and disbursement of common expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Second Party may desire, the Second Party or its nominee shall be in charge of the administration for the Common Purposes
- 14.6. All calculations pertaining to carpet area, built-up area, super built-up area and other areas shall be done on uniform principles by the Second Party in respect of the Units and other concerned areas of the Building Complex. The Second Party shall decide the exact nature of the Common Areas and Installations in the Building Complex and shall be entitled to add or alter the same from time to time and to identify and transfer exclusive areas in the Building Complex to the intending buyers and transferees thereof.
- 14.7. For all or any of the purposes mentioned herein, the First Party shall fully co-operate with the Second Party in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the Second Party from time to time at the cost and expenses of the Second Party.
- 14.8. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of

Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

- 14.9. The First Party do hereby also agree and permit the Second Party to obtain loans or finances in respect of construction of the Building Complex and for that to mortgage, charge or give security of the land of the said premises and also to get the Building Complex at the said Premises approved from Banks and/or the Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) to enable the persons interested in acquiring and owning Units, Parking Spaces and other Transferable Areas comprised in the Building Complex to take loans from any such Banks or Financial Institutions.

15. POWERS OF ATTORNEY AND OTHER POWERS:

- 15.1. The First Party shall execute and/or register one or more Power or Powers of Attorney in favour of the Second Party or its authorized representatives granting all necessary powers and authorities with regard to the purposes provided in this Agreement or arising herefrom. If any further powers or authorities be required by the Second Party at any time for or relating to the purposes mentioned above, the First Party shall grant the same to the Second Party and/or its authorized representatives.
- 15.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the First Party in terms hereof, the Second Party shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the First Party and/or go against the spirit of this Agreement.
- 15.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the First Party from complying with their obligations hereunder nor from compensating the Second Party against any loss or damage, if any, that may be suffered by the Second Party owing to delay or default in such compliance of their obligations.
- 15.4. The Power or Powers of Attorney shall form a part of this Agreement and shall subsist during the subsistence of this Agreement.
- 15.5. It is understood that to facilitate the construction and Transfer of the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such



additional Power of Attorney and/or authorisation as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party.

- 15.6. The Building Complex shall be known by the name '**SQUARE ONE**' or such other name as be such as decided by the Second Party.
- 15.7. Nothing in this Agreement is intended to or shall be construed as a transfer or assignment of the said Premises or any part thereof or any right, title or interest therein or the possession thereof in favour of the Second Party. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is not intended to and shall not take place by virtue of this Agreement.
- 15.8. In case of any dispute difference or question arising between the parties under this Agreement or with regard to the provisions of this Agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator/s shall be at liberty to proceed summarily and make interim awards.
- 15.9. Courts having territorial jurisdiction on the said Premises alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
- 15.10. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.

PART-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(said Premises)

ALL THAT piece or parcel of land containing an area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466 (79 Satak), 465 (2 Satak), 464 (81 Satak), 463 (35 Satak) and divided and demarcated portion of L.R Dag No.454 (28 Satak) all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) as also mentioned in the table below in Mouza Ghola, J.

L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality, Additional District Sub-Registrar, Barasat under Police Station Barasat in the District of North 24 Parganas:

The Said Premises is shown in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:

- On the **North** : By Ghola Kachari Road and partly by R.S Dag Nos.145 and 199;
- On the **South** : Partly By R.S Dag Nos.201,145, 197 and 199;
- On the **East** : By R.S Dag Nos.145, 147 148 and 149 and
- On the **West** : By R.S Dag Nos.154, 197, 199 and 200.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called known numbered described or distinguished. **Be it mentioned** that the area of the residential rooms are 3800 Square feet and residential tin shaded brick wall structures with cemented flooring on the said Premises is about 2200 Square Feet more or less which are more than 50 years old.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Tentative Common Areas and Installations)

1. Common Areas & Installations at any Block of the Said Premises:

- (a) Staircases, landings and passage and stair-cover on the ultimate roof.
- (b) Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the one lift of the Block.
- (c) Lift, with machineries accessories and equipments and lift well for installing the same in the Block.
- (d) Electrical installations with main switch and meter and space required therefor.
- (e) Ultimate open to sky space on the ultimate Roof of the Block.
- (f) Overhead water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the Block.
- (g) Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Block.

433

- (h) Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas of the Block

2. Common Areas & Installations at the Building Complex

- (i) Driveways and paths and passages at the said Land except those reserved by the Developer for exclusive use.
- (ii) Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed at extra cost.
- (iii) Intercom facility.
- (iv) Underground water reservoir
- (v) Submersible Water pump with motor with water distribution pipes to the
- (vi) Overhead water tanks of the Buildings in the Project.
- (vii) Municipal Water supply.
- (viii) Water waste and sewerage evacuation pipes and drains from the Buildings in the Project to the municipal drains.
- (ix) DG Set, its panels, accessories and wirings and space for installation of the same at extra cost.
- (x) Boundary wall and gate and Security Room
- (xi) Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas of the Project

THE THIRD SCHEDULE ABOVE REFERRED TO:

	(Specifications)
FOUNDATION	: Earth Quake Resistant RCC Framed Structure.
BED ROOMS	: Floor : Vitrified Tiles In all Bedrooms.
	: Walls : Wall Putty.
KITCHEN	:
Walls	: Rectified Joint-Free Tiles Up to 2'.0" On Counter Walls and Wash Area.
Flooring	: Vitrified Tiles.
Counter	: Granite Counter.
Fittings	: Stainless Steel Sink with reputed make fittings.
BATHROOM	:

- Walls** : Rectified Joint-Free Tiles.
Flooring : Anti-Skid Ceramic Tiles.
Fittings : Reputed Sanitary Ware / CP Fittings.

LIVING / DINNING / LOBBY / PASSAGE:

- Flooring** : Vitrified Tiles.

Wall & Ceiling: Wall putty.

- ELECTRICAL** : Modular Switches and Copper wiring in concealed conduit with TV, Telephone points one geyser point attached bathroom.
 AC Point:
 For 1 BHK flats – in bedroom
 For 2 BHK flats – in all bedrooms
 For 2.5 BHK flats and 3 BHK flats – in two bedrooms and living room
 For 4 BHK flats – in three bedrooms and living room
 Adequate Power Back- for common areas and inside of Flat.

- LOBBY** : Entrance Lobby – Exquisitely designed at ground floor.

- OTHERS** : Automatic Lift of Reputed Make Each Block.
 24 X 7 security.
 CCTV Surveillance in common Areas Intercom.
 Washing Machine Point at one Balcony.




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

SIGNED SEALED AND DELIVERED
on behalf of the withinnamed **FIRST**
PARTY at Kolkata in the presence of:

1. Jitendra Jhunjhunwala
95C, Asbindo Road, Salt Lake,
P.S. - Golabari. Howrah-6

2. Balkrishan Goel
48/7 Jessore Road
Tulsidham
Kolkata 700055

Raunak Properties Pvt. Ltd.

Ramdi Jhunjhunwala

Director

SIGNED SEALED AND DELIVERED by
the withinnamed **SECOND PARTY** at
Kolkata in the presence of:

1. Jitendra Jhunjhunwala
95C Asbindo Road, Salt Lake,
P.S. Golabari. Howrah-6

2. Balkrishan Goel
48/7 Jessore Road
Tulsidham
Kolkata 700055

Himanga Mercantiles Pvt. Ltd.

Saurabh S

Director

Drafted by me:

Pratibha Chatterjee
Advocate

C/o DSP Law Associates,
4D, Nicco House,
B & 2 Hare Street,
Kolkata 700001,
F/763/2012

RECEIPT AND MEMO :

RECEIVED from the within named Developer the within mentioned sum of Rs.50,000,00/- (Rupees Fifty Lakhs) only towards part payment of the Security Deposit as follows:-

MEMO OF CONSIDERATION

S.L No.	By or out of Cheque/Demand Draft/Fund Transfer	Date	Bank	Amount (Rs.)
1.	CT00QZFYH5	30.04.2025	State Bank of India	17,00,000/-
2	CT00QZUZO5	02.06.2025	State Bank of India	9,00,000/-
3	CT00QZVBL8	02.06.2025	State Bank of India	6,00,000/-
4	CT00UPWEM1	11.09.2025	State Bank of India	3,00,000/-
5	CT00URRVT0	13.09.2025	State Bank of India	5,00,000/-
6	CT00URVVC8	13.09.2025	State Bank of India	5,00,000/-
7	CT00UTAYW5	15.09.2025	State Bank of India	3,00,000/-
8	CT00UVUOQ2	18.09.2025	State Bank of India	2,00,000/-
Total:				<u>50,00,000/-</u>

(Rupees Fifty Lakhs only)

WITNESSES:

1. Jitendra Jhunjhunwala
95C, Ashwini Road, Salt Lake,
P.S. Golebani - Howrah - 6

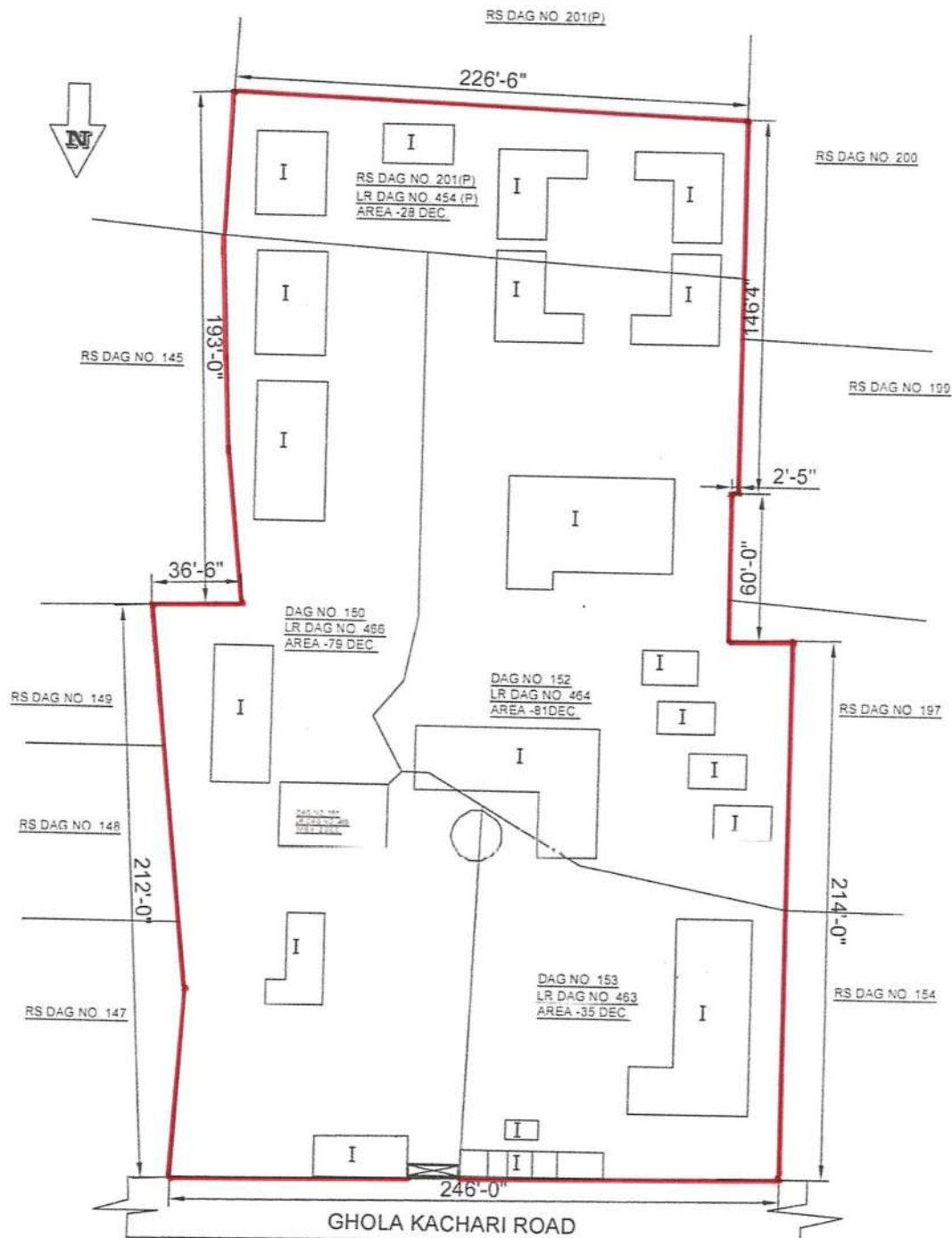
Raunak Properties Pvt. Ltd.

Ramaji Jhunjhunwala

Director

2. Balkrishnan Goel
48/7 Jessore Road
Tulsidham
Kolkata 700055

PLAN OF LAND MEASURING 225 DECIMAL MORE OR LESS LYING AT L.R DAG NOS.466, 465, 464, 463 AND DIVIDED AND DEMARCATED PORTION OF L.R DAG NO.454 ALL RECORDED IN L.R KHATIAN NOS. 4038, 4039, 4040 and 4041 (FORMERLY R.S DAG NOS.150, 151, 152, 153 AND 201 (PART) RECORDED IN R.S KHATIAN NOS. 86, 107, 184, 176/1 AND 222 RESPECTIVELY) IN MOUZA GHOLA, J.L NO.77, BEING MUNICIPAL HOLDING/PREMISES NO.97 (FORMERLY HOLDING/PREMISES NOS.88 AND PRIOR THERETO NOS.35,36 AND 57) GHOLA KACHARI ROAD UNDER WARD NO.23 OF THE BARASAT MUNICIPALITY, POLICE STATION BARASAT IN THE DISTRICT OF NORTH 24 PARGANAS.



Raunak Properties Pvt. Ltd.

Omendra Singhania

Director

Himanga Mercantiles Pvt. Ltd.

Saurabh S

Director

		<i>Finger prints of the executant</i>				
 <i>Damai Singh</i>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Souvik S3</i>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

Major Information of the Deed

Deed No :	I-1904-15670/2025	Date of Registration	31/10/2025
Query No / Year	1904-2002916898/2025	Office where deed is registered	
Query Date	29/10/2025 6:01:52 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar 1B And 2, Hare Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, 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 : 50,00,000/-]	
Set Forth value		Market Value	
		Rs. 16,60,05,677/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,031/- (Article:48(g))		Rs. 50,684/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Premises No: 97, , Ward No: 023 JI No: 77, Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-466 (RS :-150)	LR-4038	Bastu	Bastu	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,
L2	LR-466 (RS :-150)	LR-4039	Bastu	Bastu	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,
L3	LR-466 (RS :-150)	LR-4040	Bastu	Bastu	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,
L4	LR-466 (RS :-150)	LR-4041	Bastu	Bastu	19 Dec		1,38,18,187/-	Property is on Road Adjacent to Metal Road,
L5	LR-465 (RS :-151)	LR-4038	Bastu	Shali	0.5 Dec		3,63,637/-	Property is on Road Adjacent to Metal Road,
L6	LR-465 (RS :-151)	LR-4039	Bastu	Shali	0.5 Dec		3,63,637/-	Property is on Road Adjacent to Metal Road,
L7	LR-465 (RS :-151)	LR-4040	Bastu	Shali	0.5 Dec		3,63,637/-	Property is on Road Adjacent to Metal Road,
L8	LR-465 (RS :-151)	LR-4041	Bastu	Shali	0.5 Dec		3,63,637/-	Property is on Road Adjacent to Metal Road,
L9	LR-464 (RS :-152)	LR-4038	Bastu	Shali	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,

L10	LR-464 (RS :-152)	LR-4039	Bastu	Shali	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,
L11	LR-464 (RS :-152)	LR-4040	Bastu	Shali	20 Dec		1,45,45,460/-	Property is on Road Adjacent to Metal Road,
L12	LR-464 (RS :-152)	LR-4041	Bastu	Shali	21 Dec		1,52,72,733/-	Property is on Road Adjacent to Metal Road,
L13	LR-463 (RS :-153)	LR-4038	Bastu	Shali	9 Dec		65,45,457/-	Property is on Road Adjacent to Metal Road,
L14	LR-463 (RS :-153)	LR-4039	Bastu	Shali	9 Dec		65,45,457/-	Property is on Road Adjacent to Metal Road,
L15	LR-463 (RS :-153)	LR-4040	Bastu	Shali	9 Dec		65,45,457/-	Property is on Road Adjacent to Metal Road,
L16	LR-463 (RS :-153)	LR-4041	Bastu	Shali	8 Dec		58,18,184/-	Property is on Road Adjacent to Metal Road,
L17	LR-454 (RS :-201)	LR-4038	Bastu	Danga	7 Dec		50,90,911/-	Property is on Road Adjacent to Metal Road,
L18	LR-454 (RS :-201)	LR-4039	Bastu	Danga	7 Dec		50,90,911/-	Property is on Road Adjacent to Metal Road,
L19	LR-454 (RS :-201)	LR-4040	Bastu	Danga	7 Dec		50,90,911/-	Property is on Road Adjacent to Metal Road,
L20	LR-454 (RS :-201)	LR-4041	Bastu	Danga	7 Dec		50,90,911/-	Property is on Road Adjacent to Metal Road,
					TOTAL :		225Dec 0 /-	1636,36,427 /-
					Grand Total :		225Dec 0 /-	1636,36,427 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Sotforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20	3800 Sq Ft.	0/-	19,23,750/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 3800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20	2200 Sq Ft.	0/-	4,45,500/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		6000 sq ft	0 /-	23,69,250 /-	

Land Lord Details :

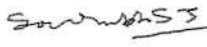
SI No	Name, Address, Photo, Finger print and Signature
1	RAUNAK PROPERTIES PVT LTD P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-1XX9 , PAN No.:: aaxxxxxx1k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	HIMANGA MERCANTILES PRIVATE LIMITED P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-1XX4 , PAN No.:: aaxxxxxx0k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Raunak Jhunjhunwala (Presentant) Son of Sushil Kumar Jhunjhunwala Date of Execution - 31/10/2025, , Admitted by: Self, Date of Admission: 31/10/2025, Place of Admission of Execution: Office	 Oct 31 2025 4:29PM	 Captured LTI 31/10/2025	 31/10/2025
, 829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aexxxxxx5g, Aadhaar No: 23xxxxxxxx4549 Status : Representative, Representative of : RAUNAK PROPERTIES PVT LTD (as DIRECTOR)				

2	Name	Photo	Finger Print	Signature
	Saurabh Sushil Jhunhunwala Son of Sushil Kumar Jhunhunwala Date of Execution - 31/10/2025, , Admitted by: Self, Date of Admission: 31/10/2025, Place of Admission of Execution: Office		 Captured	
		Oct 31 2025 4:30PM	LT1 31/10/2025	31/10/2025
	, 829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AGxxxxxx9H, Aadhaar No: 22xxxxxxxx2096 Status : Representative, Representative of : HIMANGA MERCANTILES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Jitendra Jhunhunwala Son of Radheshyam Jhunhunwala 2nd Floor, Flat - 2B, 95C, Arabinda Road, City:- Howrah, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN:- 711106		 Captured	
	31/10/2025	31/10/2025	31/10/2025
Identifier Of Raunak Jhunhunwala, Saurabh Sushil Jhunhunwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-21 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-8 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-19 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-3800.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	HIMANGA MERCANTILES PRIVATE LIMITED-2200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Premises No: 97, , Ward No: 023 JI No: 77, Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 466, LR Khatian No:- 4038	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:বাস্য, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L2	LR Plot No:- 466, LR Khatian No:- 4039	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:বাস্য, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L3	LR Plot No:- 466, LR Khatian No:- 4040	Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:বাস্য, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L4	LR Plot No:- 466, LR Khatian No:- 4041	Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:বাস্য, Area:0.19000000 Acre,	RAUNAK PROPERTIES PVT LTD
L5	LR Plot No:- 465, LR Khatian No:- 4038	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,	RAUNAK PROPERTIES PVT LTD
L6	LR Plot No:- 465, LR Khatian No:- 4039	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:গুর্ডিয়ান ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,	RAUNAK PROPERTIES PVT LTD

L7	LR Plot No:- 465, LR Khatian No:- 4040	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,	RAUNAK PROPERTIES PVT LTD
L8	LR Plot No:- 465, LR Khatian No:- 4041	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,	RAUNAK PROPERTIES PVT LTD
L9	LR Plot No:- 464, LR Khatian No:- 4038	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L10	LR Plot No:- 464, LR Khatian No:- 4039	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L11	LR Plot No:- 464, LR Khatian No:- 4040	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	RAUNAK PROPERTIES PVT LTD
L12	LR Plot No:- 464, LR Khatian No:- 4041	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.21000000 Acre,	RAUNAK PROPERTIES PVT LTD
L13	LR Plot No:- 463, LR Khatian No:- 4038	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	RAUNAK PROPERTIES PVT LTD
L14	LR Plot No:- 463, LR Khatian No:- 4039	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	RAUNAK PROPERTIES PVT LTD
L15	LR Plot No:- 463, LR Khatian No:- 4040	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	RAUNAK PROPERTIES PVT LTD
L16	LR Plot No:- 463, LR Khatian No:- 4041	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	RAUNAK PROPERTIES PVT LTD
L17	LR Plot No:- 454, LR Khatian No:- 4038	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	RAUNAK PROPERTIES PVT LTD
L18	LR Plot No:- 454, LR Khatian No:- 4039	Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	RAUNAK PROPERTIES PVT LTD
L19	LR Plot No:- 454, LR Khatian No:- 4040	Owner:হিমাল মার্কেটইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	RAUNAK PROPERTIES PVT LTD

L20	LR Plot No:- 454, LR Khatian No:- 4041	Owner:হিমাল মার্বেলস প্রাইভেট লিমিটেড, Gurdian:গুর্দ্যান ডিরেক্টর, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	RAUNAK PROPERTIES PVT LTD
-----	--	--	---------------------------

Endorsement For Deed Number : I - 190415670 / 2025

On 31-10-2025

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 15:18 hrs on 31-10-2025, at the Office of the A.R.A. - IV KOLKATA by Raunak Jhunjunwala ,.

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 16,60,05,677/-

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

Execution is admitted on 31-10-2025 by Raunak Jhunjunwala, DIRECTOR, RAUNAK PROPERTIES PVT LTD (Private Limited Company), P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Jitendra Jhunjunwala, , Son of Radheshyam Jhunjunwala, 2nd Floor, Flat - 2B, 95C, Arabinda Road, P.O: Salkia, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Private Service

Execution is admitted on 31-10-2025 by Saurabh Sushil Jhunjunwalaa, DIRECTOR, HIMANGA MERCANTILES PRIVATE LIMITED (Private Limited Company), P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Jitendra Jhunjunwala, , Son of Radheshyam Jhunjunwala, 2nd Floor, Flat - 2B, 95C, Arabinda Road, P.O: Salkia, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,684.00/- (B = Rs 50,000.00/- ,E = Rs 600.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 50,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2025 1:22PM with Govt. Ref. No: 192025260317965968 on 30-10-2025, Amount Rs: 50,600/-, Bank: SBI EPay (SBlePay), Ref. No. 6189491485345 on 30-10-2025, Head of Account 0030-03-104-001-16

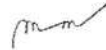
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 370688, Amount: Rs.10.00/-, Date of Purchase: 22/09/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2025 1:22PM with Govt. Ref. No: 192025260317965968 on 30-10-2025, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6189491485345 on 30-10-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 676303 to 676340

being No 190415670 for the year 2025.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.11.07 16:32:18 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 07/11/2025

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.